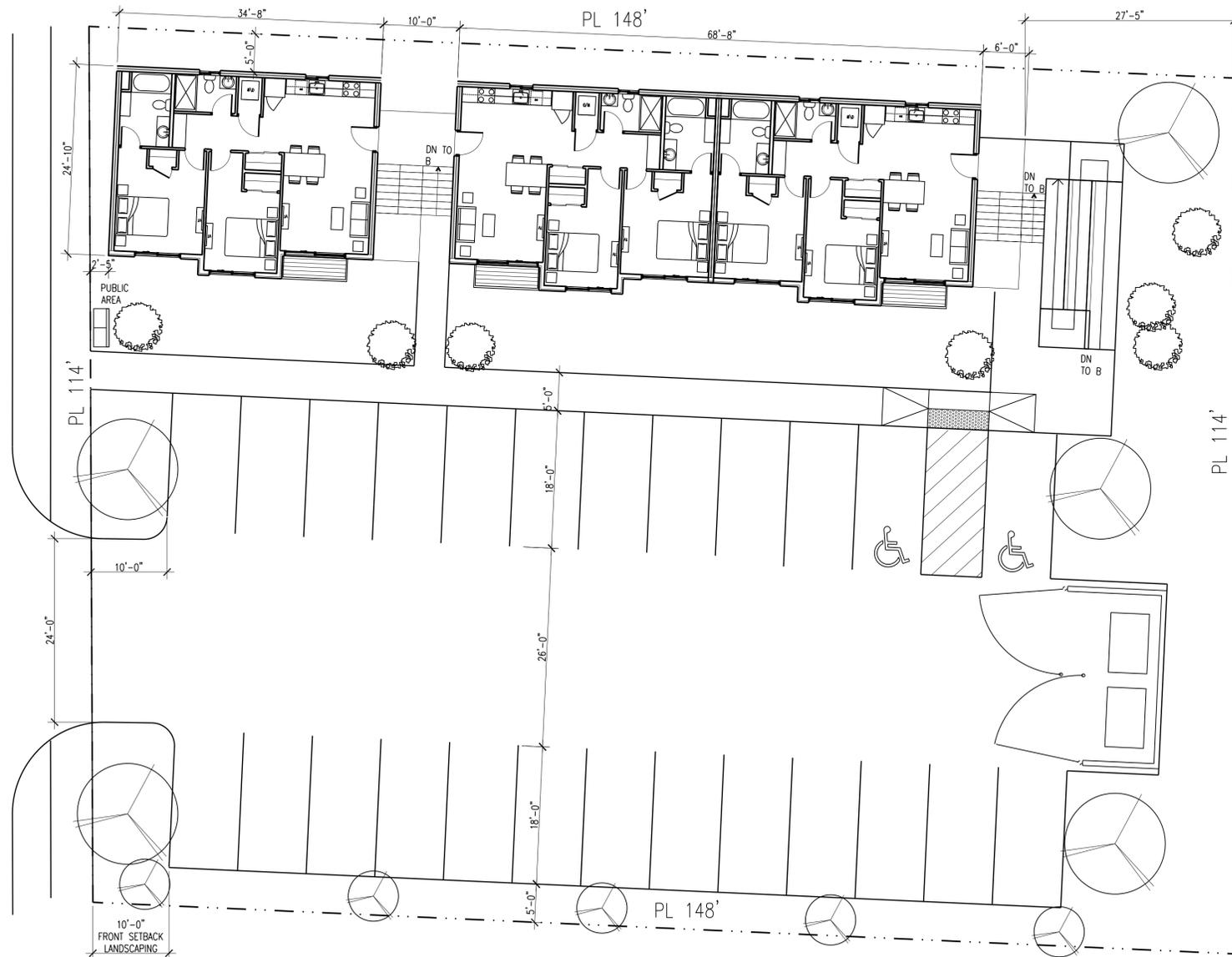


Lynnwood Apartment

Site address
 Site 17,424 0.40 acre
 Parcel No 270420-001-001-00
 Zoning CDM
 Lot coverage 90%
 Density Max 43 units per acre, min 20 unit: 17 max, 8 min
 Max ht 50'
 Setbacks 25' rear
 Req'd Parking Residential: 2 for 2 bed, 1.75 for 1-bed, 1.5 for studio
 Landscape

	Fl	SF	APT	Const Type	Height (Ft)	Prov'd Parking	2BED	2BATH	Req'd Parking
	3	2,790	2,790	V-A	10		3		6
	2	2,790	2,790	V-A	10		3		6
	1	2,790	2,790	V-A	10		3		6
	B	2,790	2,790	V-A	10	25	3		6
Total		11,160	11,160		35	25	12		24

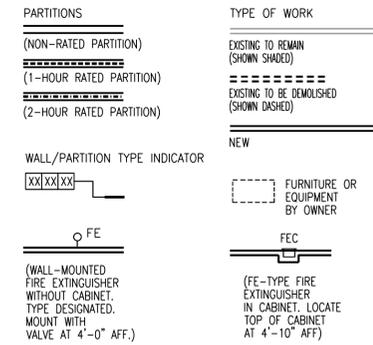


A1 SITE PLAN
 SCALE: 1"=10'-0"

PROJECT IDENTIFICATION

APPLICABLE CODES: 2018 INTERNATIONAL BUILDING CODE
 BUILDING ADDRESS: 19807 68TH AVE W LYNNWOOD WA 98036
 OWNER'S NAME: LEE FAMILY GROUP HOLDINGS LLC
 LEGAL DESCRIPTION: SEC 20 TWP 27 RGE 04RT-2-2M) S 114.42 FT OF N 164.42 FT OF W 180 FT EXC W 30 FT FOR RD SW1/4 NW1/4 NE1/4
 PARCEL NUMBER: 27042000100100
 ZONING: CDM
 LOT SQFT: 17,424 SF
 SCOPE OF WORK: BUILD NEW 3 STORY APARTMENTS WITH BASEMENT 12 UNITS WITH 2-BED/2-BATH
 DENSITY: MAX 43 UNITS/AC, MIN 20 UNIT/AC
 MAX HEIGHT ALLOWED: 50 FT
 SETBACK: 25 FT REAR
 LOT COVERAGE MAX: 90%
 NEW APARTMENT FINISHED LIVING SPACE SF: 10,440 SF
 EACH FLOOR: 2,610 SF
 ROOF TYPE: GABLE PITCHED
 PROPOSED STORY: 3 STORY WITH BASEMENT
 EACH UNIT: 2 BEDROOMS, 2 BATHROOMS
 TYPE A UNIT: 1
 REQUIRED PARKING: 24
 PROVIDED PARKING: 25 (2 ACCESSIBLE)

SYMBOLS



GENERAL NOTES

- DO NOT SCALE THE DRAWINGS.
- VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
- DIMENSIONS ARE TO THE STRUCTURAL GRID OR TO FINISH SURFACES, UNLESS OTHERWISE INDICATED.
- DOORS AND CASED OPENINGS INDICATED NEARBY WALL INTERSECTIONS, SHALL BE LOCATED SO THAT THE EDGE OF THE FINISH OPENING IS SIX INCHES FROM THE FACE OF THE NEARBY WALL UNLESS OTHERWISE INDICATED. ALL OTHER DOORS AND CASED OPENINGS SHALL BE CENTERED BETWEEN ADJACENT WALL INTERSECTIONS.
- EXISTING GRID DIMENSIONS ARE TAKEN FROM EXISTING DOCUMENTS. CONTRACTOR TO VERIFY AND CONFIRM ACTUAL DIMENSIONS/CONDITIONS. NOTIFY ARCHITECT OF ACTUAL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

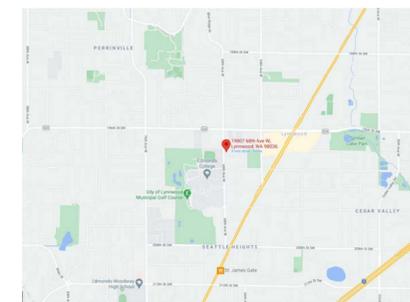
PROJECT DIRECTORY

OWNER: LEE FAMILY GROUP HOLDINGS LLC
 ARCHITECT: BENNY KIM
 7415 LAKE BALLINGER WAY
 EDMONDS, WA 98026
 PHONE: 206-384-3317

DEFERRED SUBMITTALS

MANUFACTURED ROOF TRUSS
 FIRE SPRINKLER SYSTEM
 SIDE SEWER
 ELECTRICAL
 MECHANICAL

VICINITY MAP



DRAWING INDEX

ISSUED DATE:

PDR
 DEC 1, 2021



BENNY & LYDIA KIM DESIGN

7415 LAKE BALLINGER WAY EDMONDS WA 98026
 Phone: (206) 384-3317
 Email: bennykimdesign@outlook.com



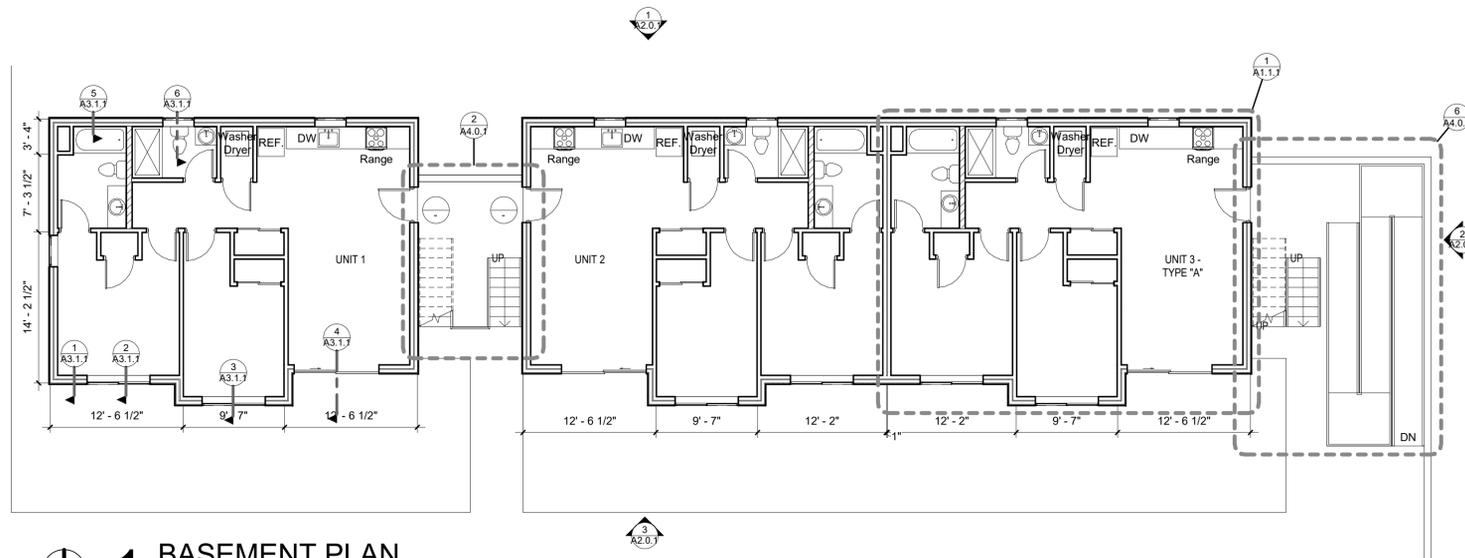
LEE'S APARTMENT

19807 68TH AVE W
 LYNNWOOD WA 98036

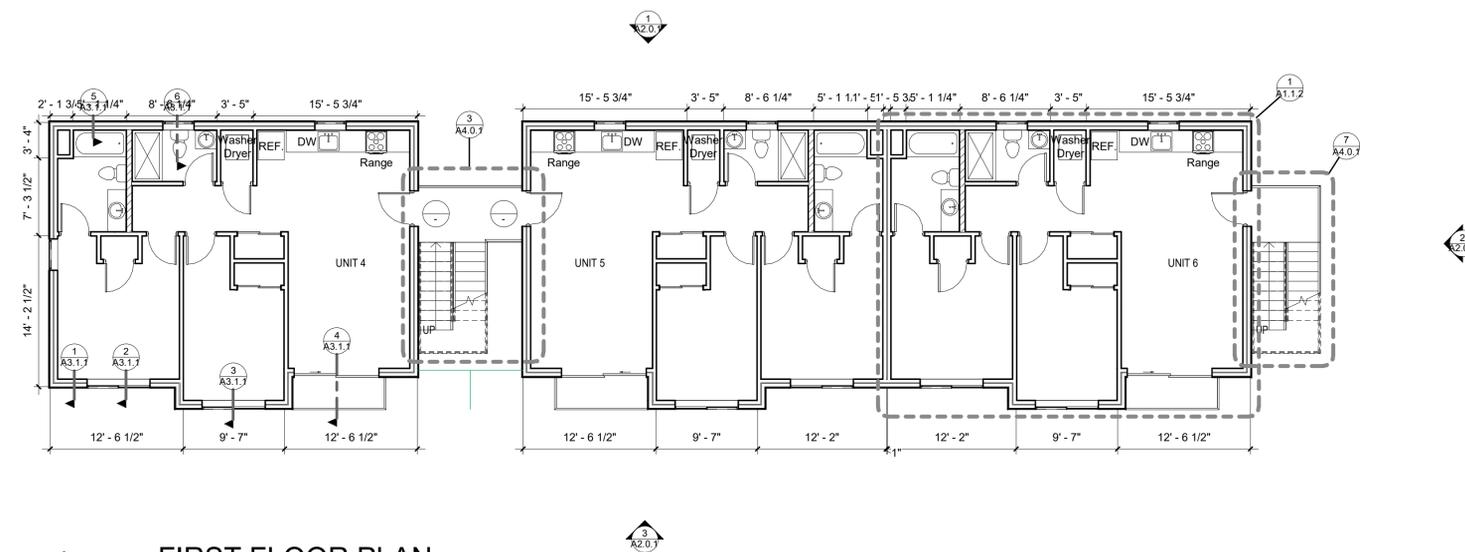
SITE PLAN AND
 GENERAL INFORMATION

FILE 22109

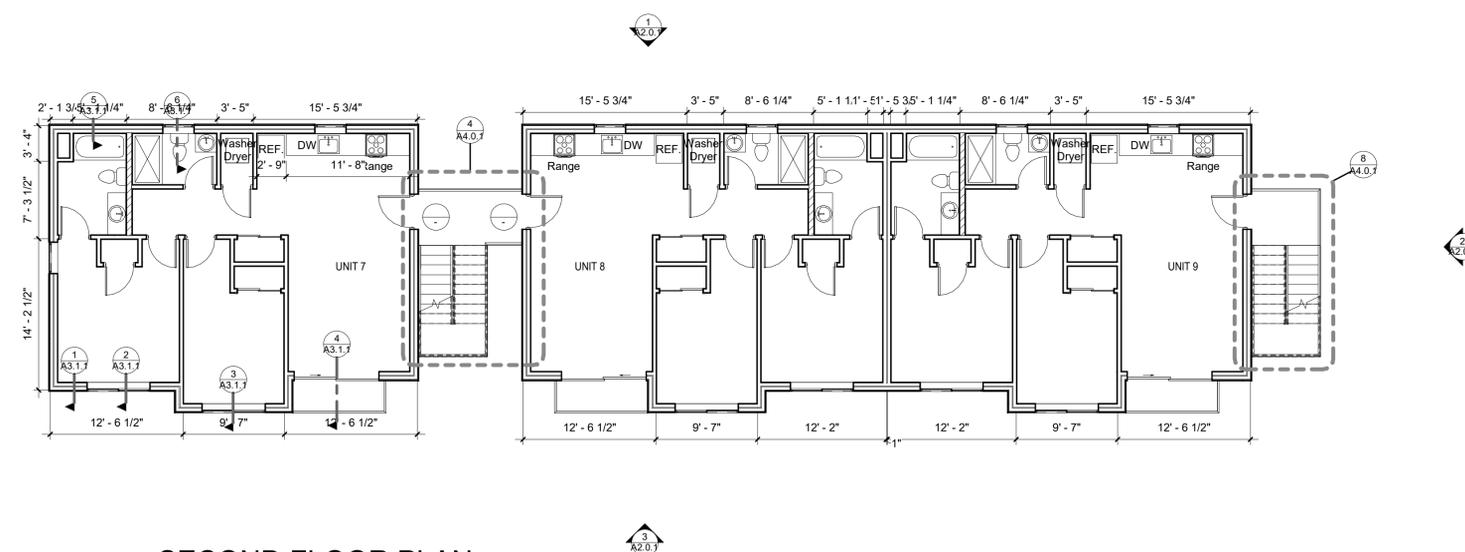
A-0.1



1 BASEMENT PLAN
1/8" = 1'-0"



2 FIRST FLOOR PLAN
1/8" = 1'-0"



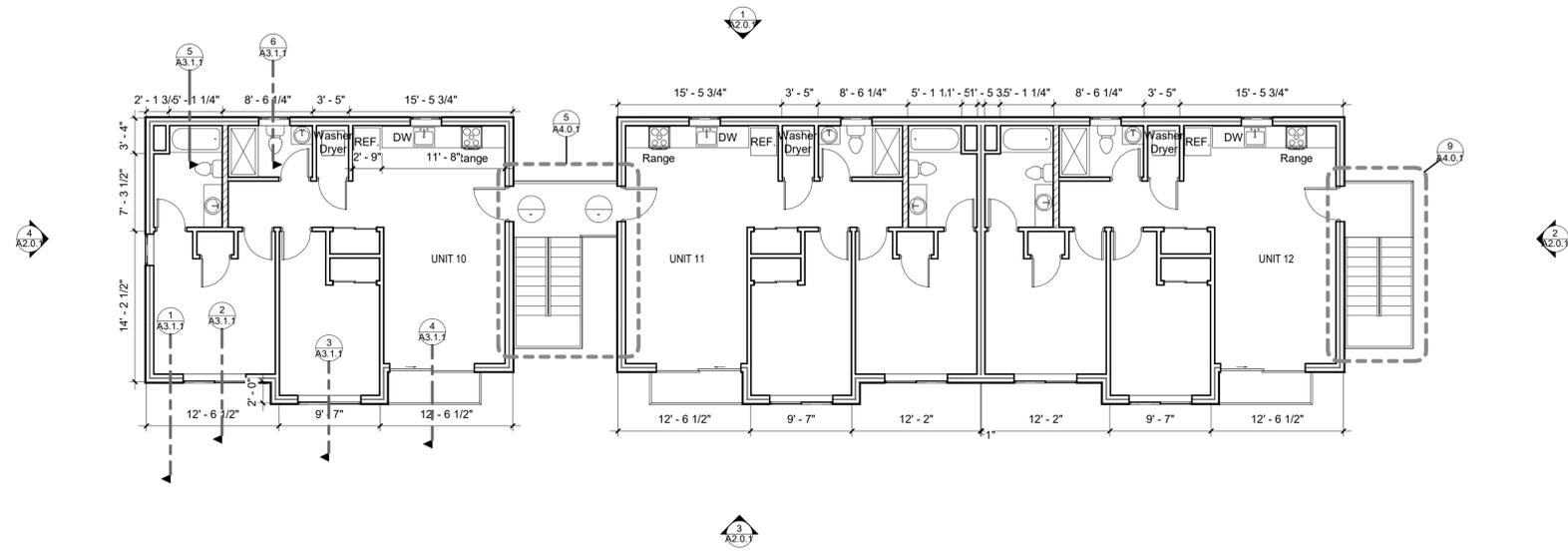
3 SECOND FLOOR PLAN
1/8" = 1'-0"

ISSUED
DATE:
PROGRESS SET
AUG. 6, 2021

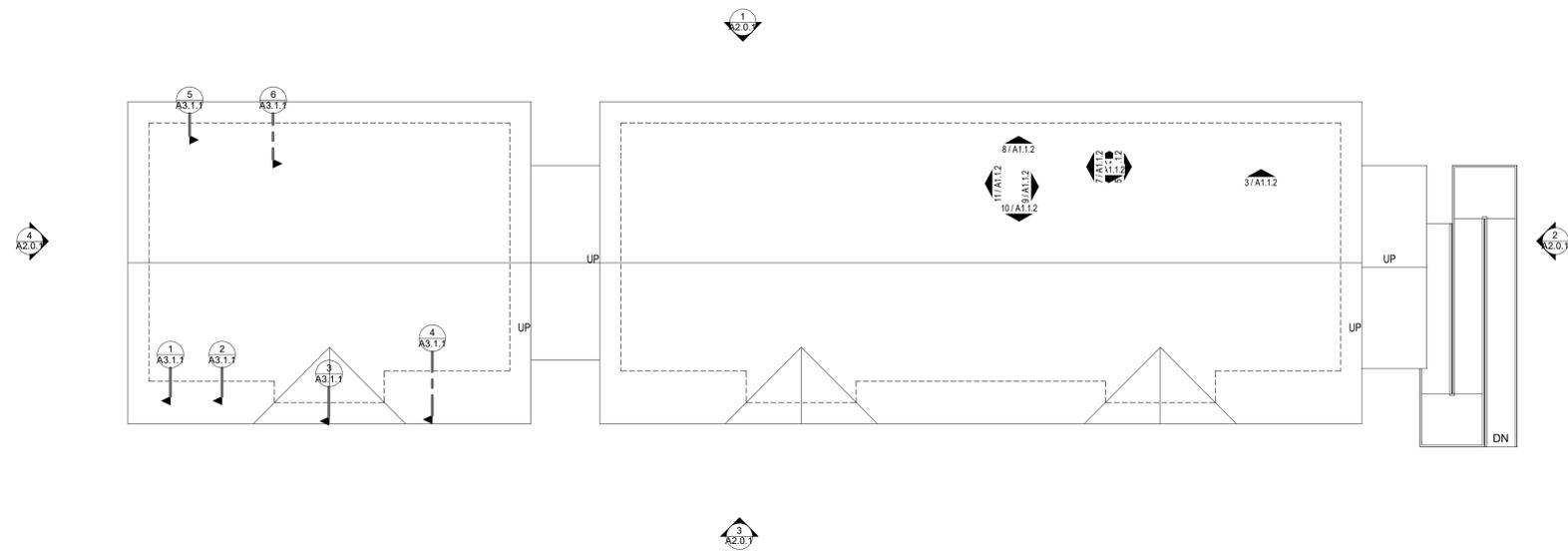
BENNY KIM & LYDIA
DESIGN
7415 LAKE BALLINGER WAY EDMONDS WA 98026
Phone: (206) 384-3317
Email: bennykimdesign@outlook.com

LEE'S APARTMENT
1907 68TH AVE W
LYNWOOD, WA 98036

FLOOR PLANS
FILE 22109
A1.0.2



1 THIRD FLOOR PLAN
1/8" = 1'-0"



2 SITE PLAN
1/8" = 1'-0"

ISSUED DATE:
PROGRESS SET
AUG. 6, 2021

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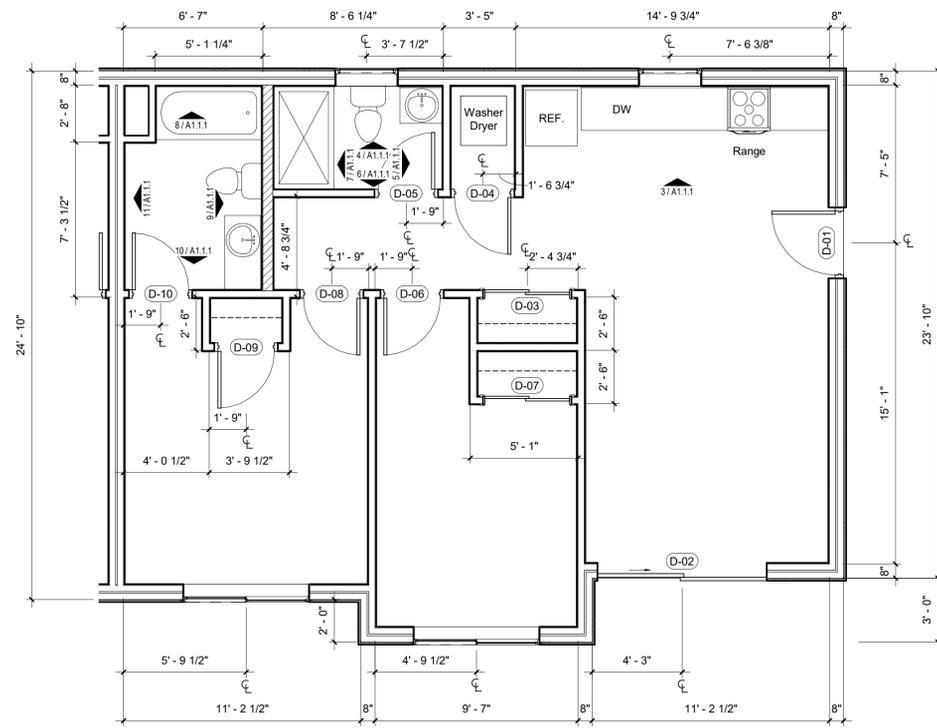
LEE'S APARTMENT
1907 68TH AVE W
LYNWOOD, WA 98036

FLOOR PLAN +
ROOF PLAN

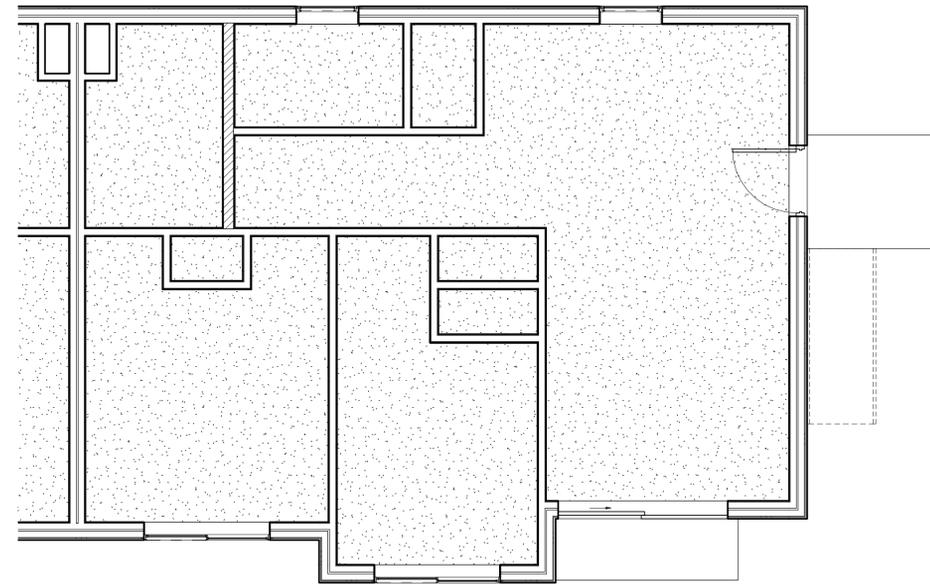
FILE 22109

A1.0.3

MODIFY BATHROOM(S) TO MEET ADA



1 TYPE "A" UNIT FLOOR PLAN
1/4" = 1'-0"

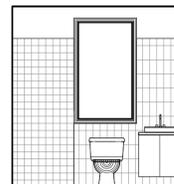


2 TYPE "A" UNIT REFLECTED CEILING PLAN
1/4" = 1'-0"

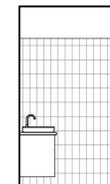
DOOR SCHEDULE											
MARK	DOOR TYPE	DOOR SIZE	THK.	TYPE "A" UNIT FRAME TYPE					UL LABEL	HARDWARE A5.0.1	FIRE RATING
				MAT.	FIN.	HEAD	JAMB	SILL			
D-01	A	3'-0" x 8'-0"	1 3/4"	WOOD	PTD.	?/A5.1.1	?/A5.1.1	-		1	20 MIN.
D-02	B	8'-0" x 8'-0"	1 3/4"	-	-						
D-03	C	4'-0" x 6'-8"	1 3/8"	WOOD	PTD.						
D-04	D	2'-8" x 6'-8"	1 3/8"	WOOD	PTD.						
D-05	D	2'-8" x 6'-8"	1 3/8"	WOOD	PTD.						
D-06	D	2'-8" x 6'-8"	1 3/8"	WOOD	PTD.						
D-07	C	4'-0" x 6'-8"	1 3/8"	WOOD	PTD.						
D-08	D	2'-8" x 6'-8"	1 3/8"	WOOD	PTD.						
D-09	D	2'-8" x 6'-8"	1 3/8"	WOOD	PTD.						
D-10	D	2'-8" x 6'-8"	1 3/8"	WOOD	PTD.						

DOOR SCHEDULE NOTES:
 1. UNIT ENTRANCE DOOR:
 HINGES - QTY 3 PER LEAF
 LOCKSET/FUNCTION - KEYED ON BOTH EXTERIOR AND INTERIOR SIDES
 STOP - WALL STOP, 1 REQ'D
 GASKETS - SMOKE, 1 SET FOR SINGLE LEAF DOOR, SET FOR ACOUSTIC CONTROL
 2. VERIFY HAND OF ALL DOORS; SOME UNITS ARE OPPOSITE LAYOUT.

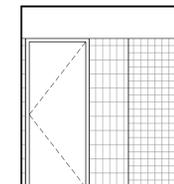
MODIFY BATHROOM(S) TO MEET ADA - ONE OR BOTH???



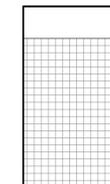
4 BATHROOM ELV. 1
1/4" = 1'-0"



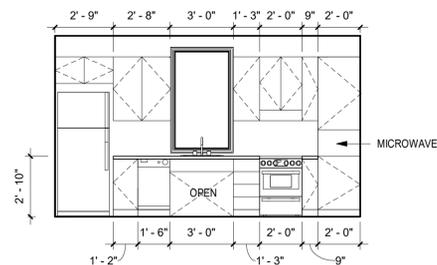
5 BATHROOM ELV. 2
1/4" = 1'-0"



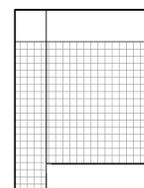
6 BATHROOM ELV. 3
1/4" = 1'-0"



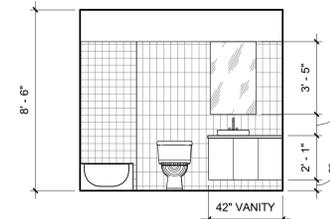
7 BATHROOM ELV. 4
1/4" = 1'-0"



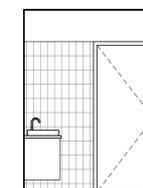
3 KITCHEN ELEVATION
1/4" = 1'-0"



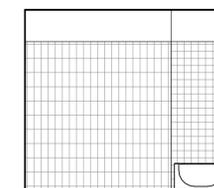
8 BATHROOM ELV. 5
1/4" = 1'-0"



9 BATHROOM ELV. 6
1/4" = 1'-0"



10 BATHROOM ELV. 7
1/4" = 1'-0"



11 BATHROOM ELV. 8
1/4" = 1'-0"

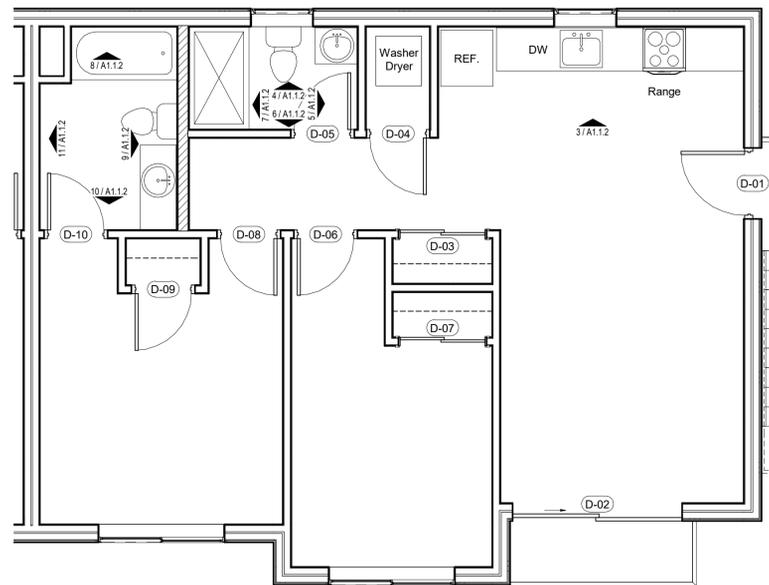
ISSUED DATE:
PROGRESS SET
AUG. 6, 2021

BENNY KIM & LYDIA
DESIGN
7415 LAKE BALLINGER WAY EDMONDS WA 98026
Phone: (206) 384-3317
Email: bennykimdesign@outlook.com

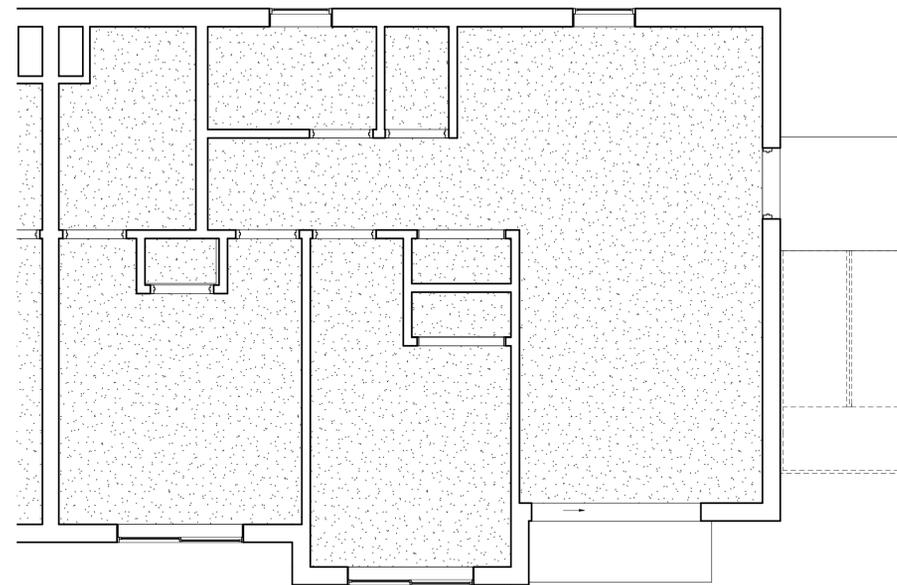


LEE'S APARTMENT
1907 68TH AVE W
LYNWOOD, WA 98036

ENLARGED UNIT PLAN
FILE 22109
A1.1.1



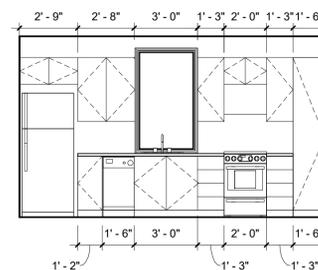
1 TYPICAL UNIT FLOOR PLAN
1/4" = 1'-0"



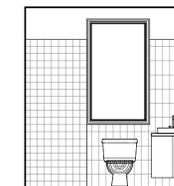
2 TYPICAL UNIT REFLECTED CEILING PLAN
1/4" = 1'-0"

DOOR SCHEDULE												
MARK	DOOR TYPE	DOOR SIZE	THK.	FRAME TYPE			DETAIL REF.			UL LABEL	HARDWARE A5.0.1	FIRE RATING
				MAT.	FIN.	HEAD	JAMB	SILL	7/A5.1.1			
(D-01)	A	3'-0" x 8'-0"	1 3/4"	WOOD	PTD.	7/A5.1.1	7/A5.1.1	-		1	20 MIN.	
(D-02)	B	8'-0" x 8'-0"	1 3/4"	-	-							
(D-03)	C	4'-0" x 6'-8"	1 3/8"	WOOD	PTD.							
(D-04)	D	2'-8" x 6'-8"	1 3/8"	WOOD	PTD.							
(D-05)	D	2'-8" x 6'-8"	1 3/8"	WOOD	PTD.							
(D-06)	D	2'-8" x 6'-8"	1 3/8"	WOOD	PTD.							
(D-07)	C	4'-0" x 6'-8"	1 3/8"	WOOD	PTD.							
(D-08)	D	2'-8" x 6'-8"	1 3/8"	WOOD	PTD.							
(D-09)	D	2'-8" x 6'-8"	1 3/8"	WOOD	PTD.							
(D-10)	D	2'-8" x 6'-8"	1 3/8"	WOOD	PTD.							

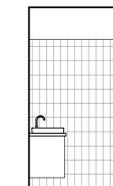
DOOR SCHEDULE NOTES:
 1. UNIT ENTRANCE DOOR:
 HINGES - QTY 3 PER LEAF
 LOCKSET/FUNCTION - KEYED ON BOTH EXTERIOR AND INTERIOR SIDES
 STOP - WALL STOP, 1 REQ'D
 GASKETS - SMOKE, 1 SET FOR SINGLE LEAF DOOR, SET FOR ACOUSTIC CONTROL
 2. VERIFY HAND OF ALL DOORS; SOME UNITS ARE OPPOSITE LAYOUT.



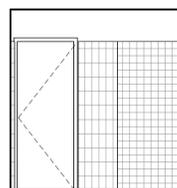
3 KITCHEN ELEVATION Copy 1
1/4" = 1'-0"



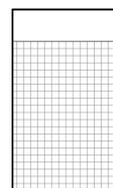
4 BATHROOM ELV. 1 Copy 1
1/4" = 1'-0"



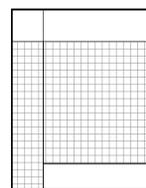
5 BATHROOM ELV. 2 Copy 1
1/4" = 1'-0"



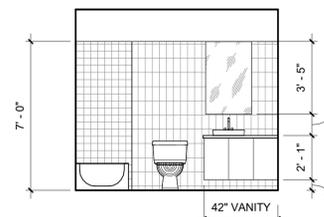
6 BATHROOM ELV. 3 Copy 1
1/4" = 1'-0"



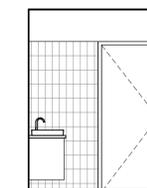
7 BATHROOM ELV. 4 Copy 1
1/4" = 1'-0"



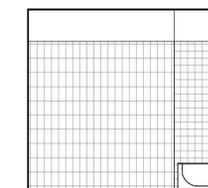
8 BATHROOM ELV. 5 Copy 1
1/4" = 1'-0"



9 BATHROOM ELV. 6 Copy 1
1/4" = 1'-0"



10 BATHROOM ELV. 7 Copy 1
1/4" = 1'-0"



11 BATHROOM ELV. 8 Copy 1
1/4" = 1'-0"

ISSUED DATE:

PROGRESS SET
AUG. 6, 2021

BENNY KIM & LYDIA
DESIGN
7415 LAKE BALLINGER WAY EDMONDS WA 98026
Phone: (206) 384-3317
Email: bennykimdesign@outlook.com



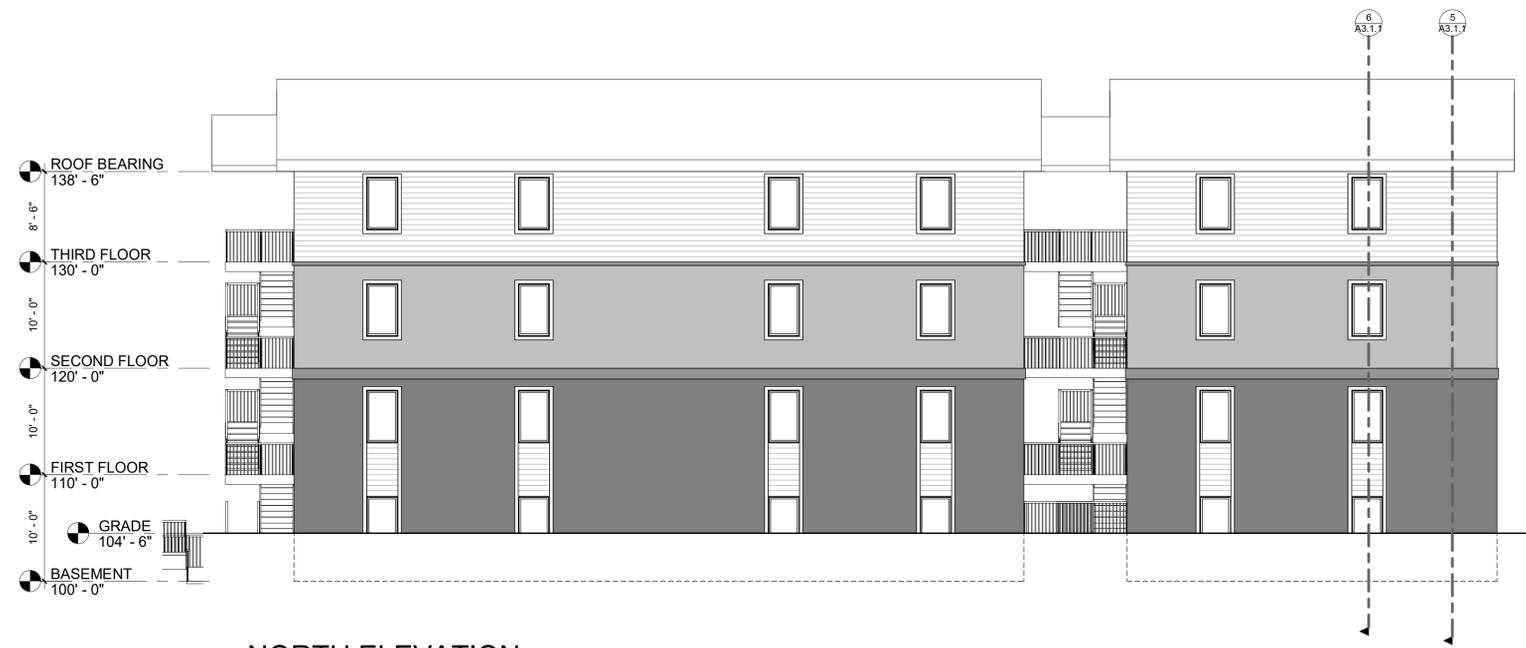
LEE'S APARTMENTS

1907 68TH AVE W
LYNWOOD, WA 98036

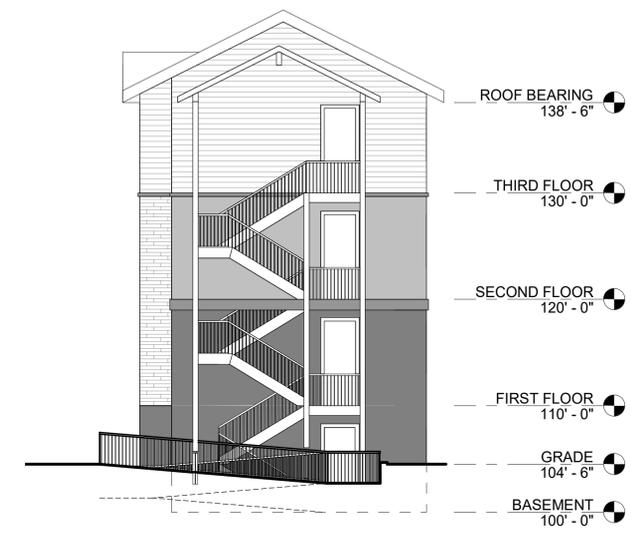
ENLARGED UNIT PLAN

FILE 22109

A1.1.2



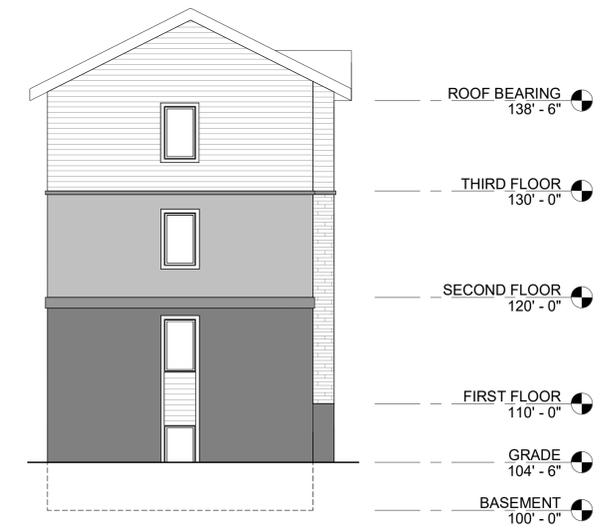
1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

ISSUED
DATE:
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LEE'S APARTMENT
1907 68TH AVE W
LYNWOOD, WA 98036

EXTERIOR
ELEVATIONS

FILE 22109

A2.0.1





METAL PANEL



WOOD SIDING



VISION GLASS

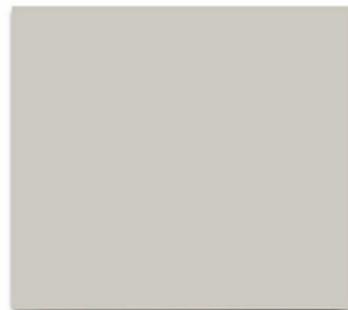


VISION GLASS
INSULATED GLAZING UNIT, CLEAR, LOW E COATING

PAINT COLORS FOR HARDIE SIDING



SW 6119
Antique White
Interior / Exterior



SW 7015
Repose Gray
Interior / Exterior



SW 6255
Morning Fog
Interior / Exterior



SW 6251
Outerspace
Interior / Exterior

METAL FINISHES



OIL RUBBED BRONZE

ISSUED
DATE:

PROGRESS SET
AUG. 6, 2021



1 BUILDING SECTION 1
1/8" = 1'-0"

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DESIGN

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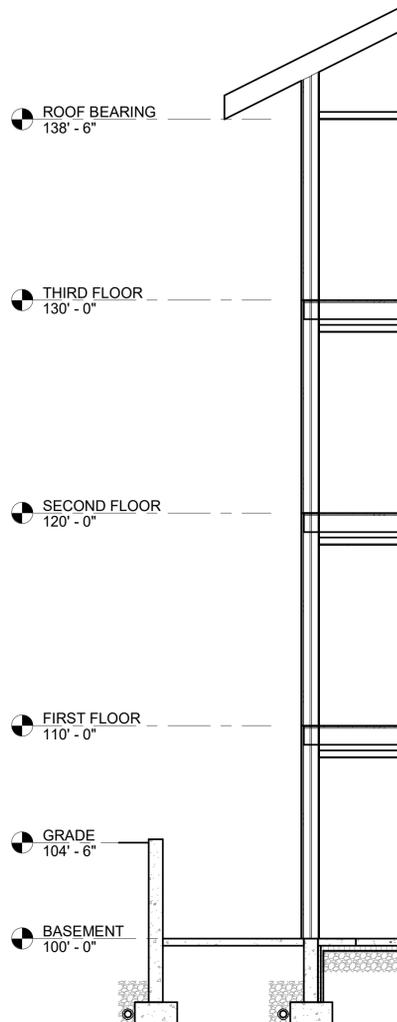
LEE'S APARTMENT

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LYNWOOD, WA 98036

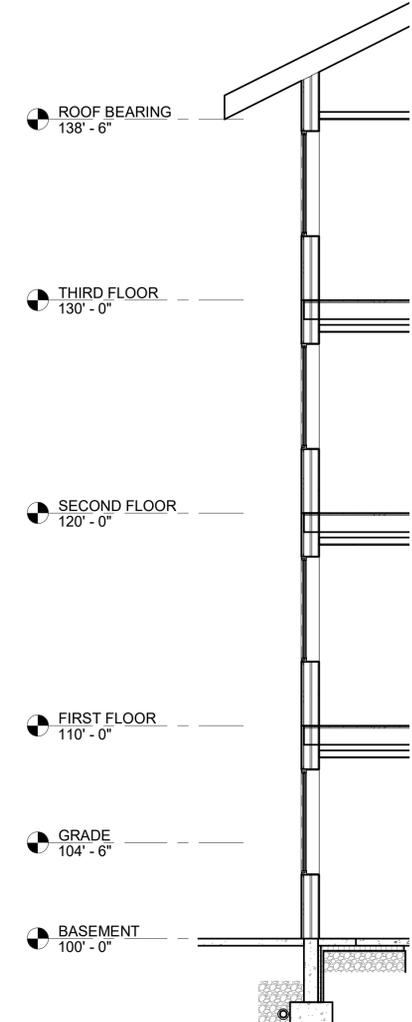
BUILDING
SECTIONS

FILE 22109

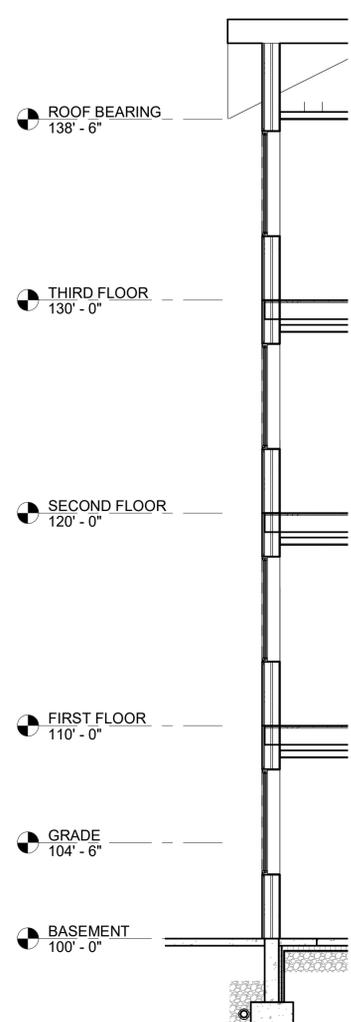
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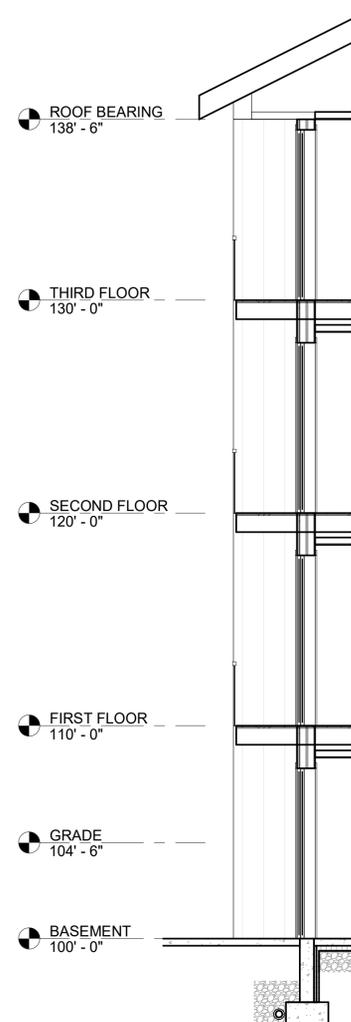
1 WALL SECTION 1
 1/4" = 1'-0"



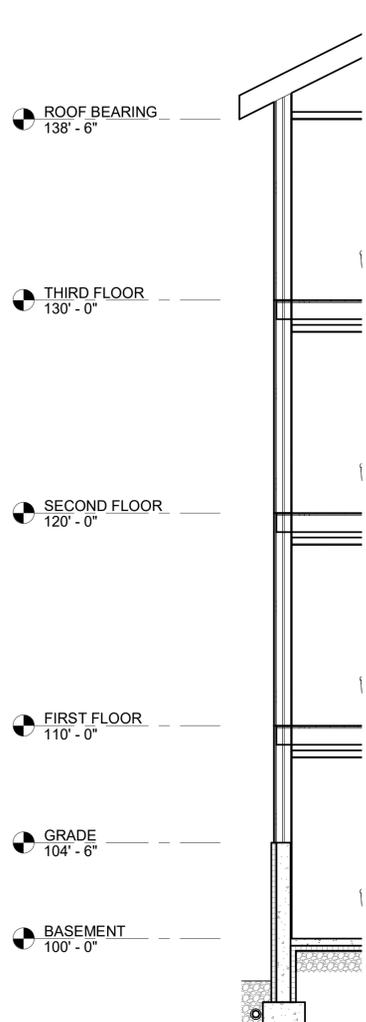
2 WALL SECTION 2
 1/4" = 1'-0"



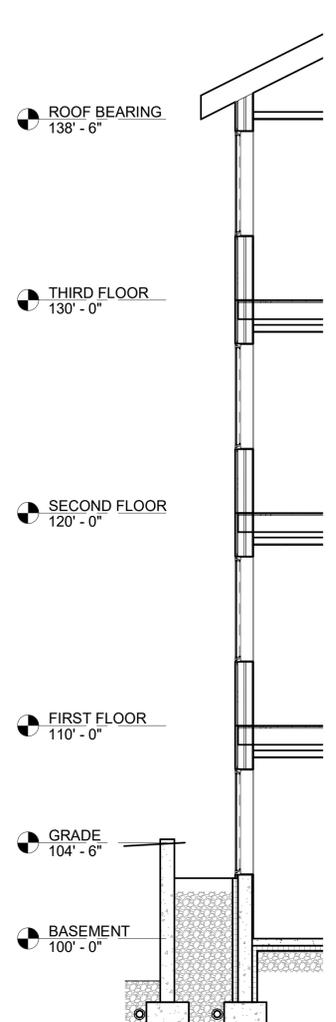
3 WALL SECTION 3
 1/4" = 1'-0"



4 WALL SECTION 4
 1/4" = 1'-0"



5 WALL SECTION 5
 1/4" = 1'-0"

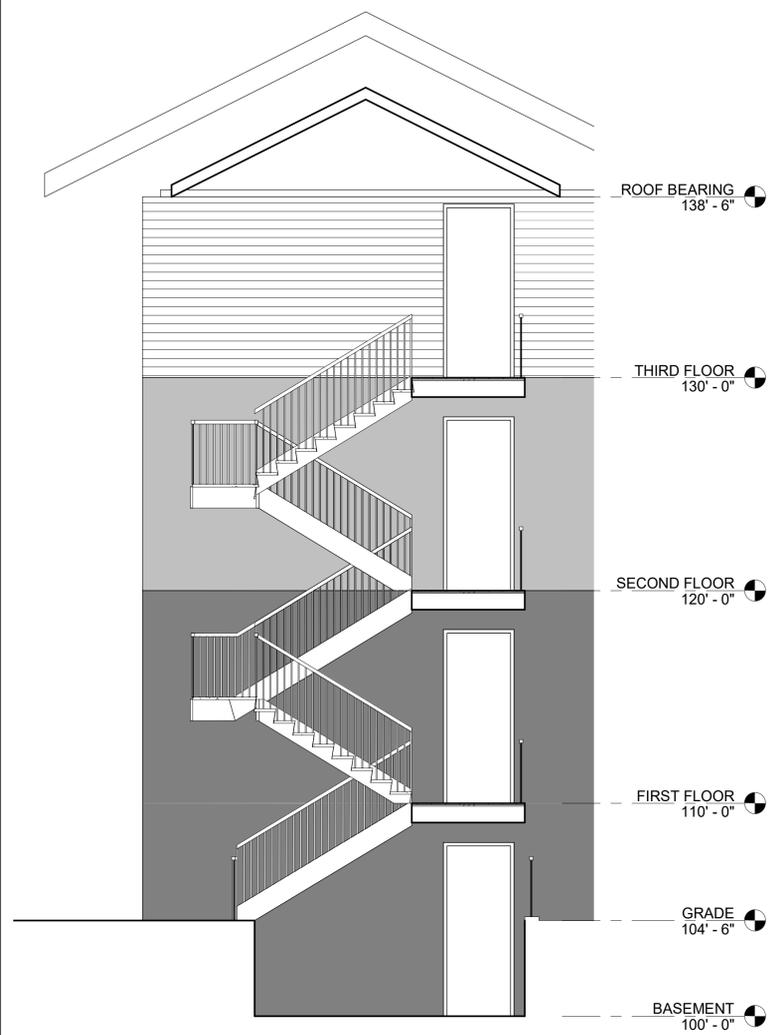


6 WALL SECTION 6
 1/4" = 1'-0"

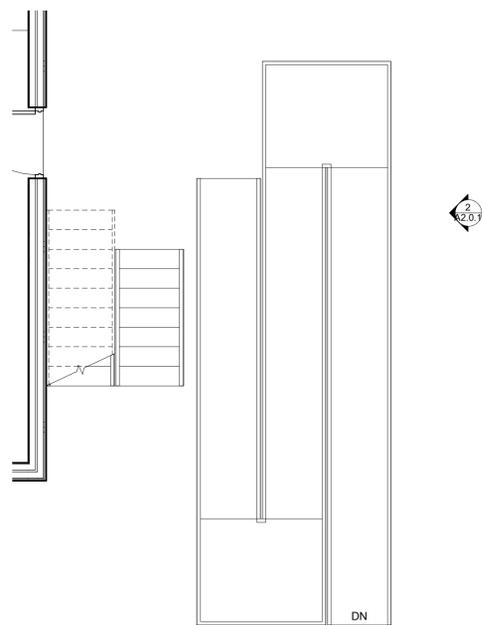
BENNY KIM & LYDIA
 DESIGN
 7415 LAKE BALLINGER WAY EDMONDS WA 98026
 Phone: (206) 384-3317
 Email: bennykimdesign@outlook.com



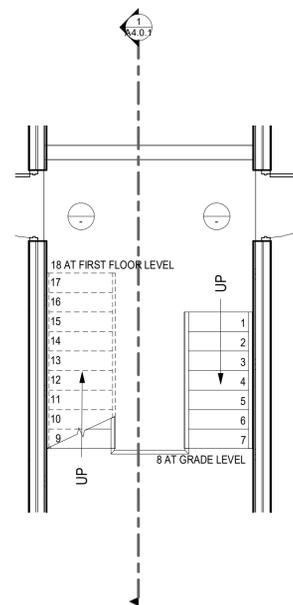
LEE'S APARTMENT
 1907 68TH AVE W
 LYNWOOD, WA 98036



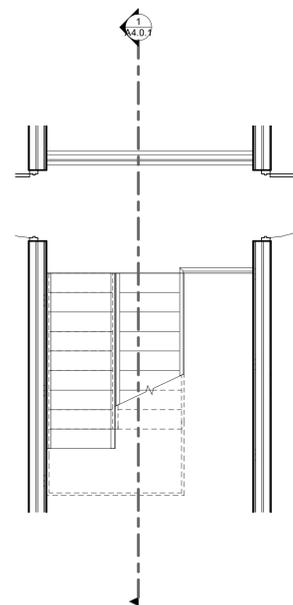
1 STAIR SECTION 1
1/4" = 1'-0"



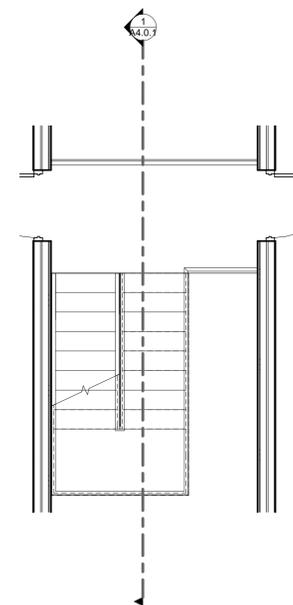
6 EAST STAIR - BASEMENT PLAN
1/4" = 1'-0"



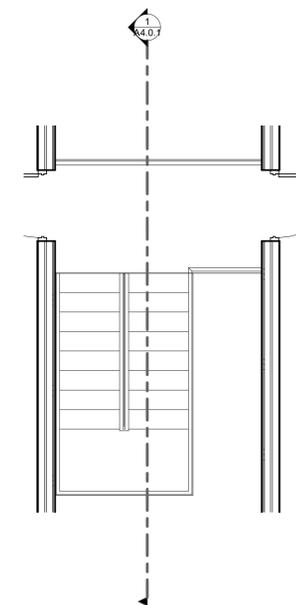
2 BASEMENT STAIR PLAN
1/4" = 1'-0"



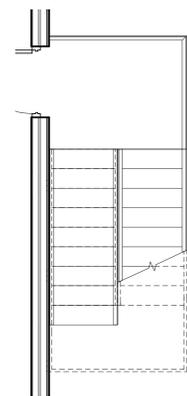
3 FIRST FLOOR STAIR PLAN
1/4" = 1'-0"



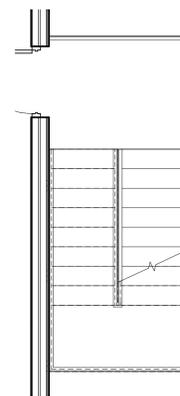
4 SECOND FLOOR STAIR PLAN
1/4" = 1'-0"



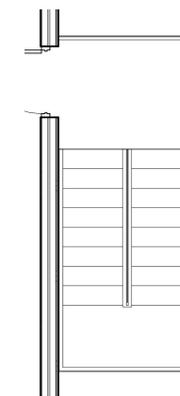
5 THIRD FLOOR STAIR PLAN
1/4" = 1'-0"



7 EAST STAIR - FIRST FLOOR PLAN
1/4" = 1'-0"



8 EAST STAIR - SECOND FLOOR PLAN
1/4" = 1'-0"



9 EAST STAIR - THIRD FLOOR PLAN
1/4" = 1'-0"

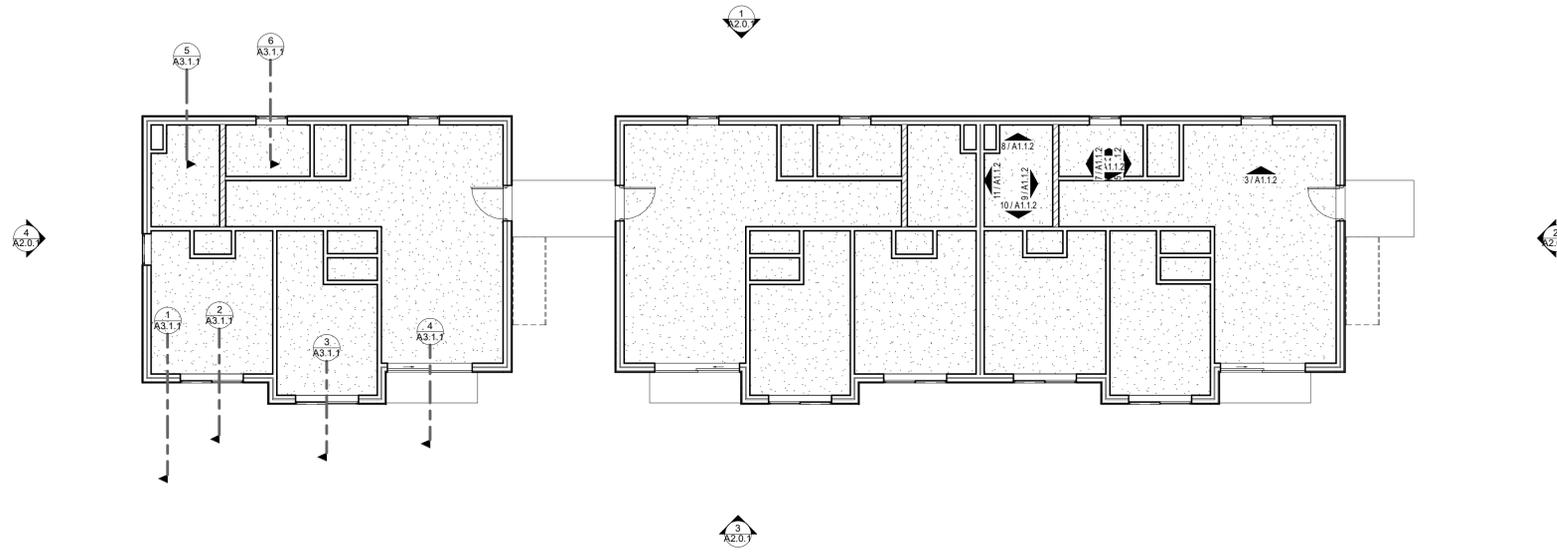
ISSUED
DATE:
PROGRESS SET
AUG. 6, 2021

BENNY KIM & LYDIA
DESIGN
7415 LAKE BALLINGER WAY EDMONDS WA 98026
Phone: (206) 384-3317
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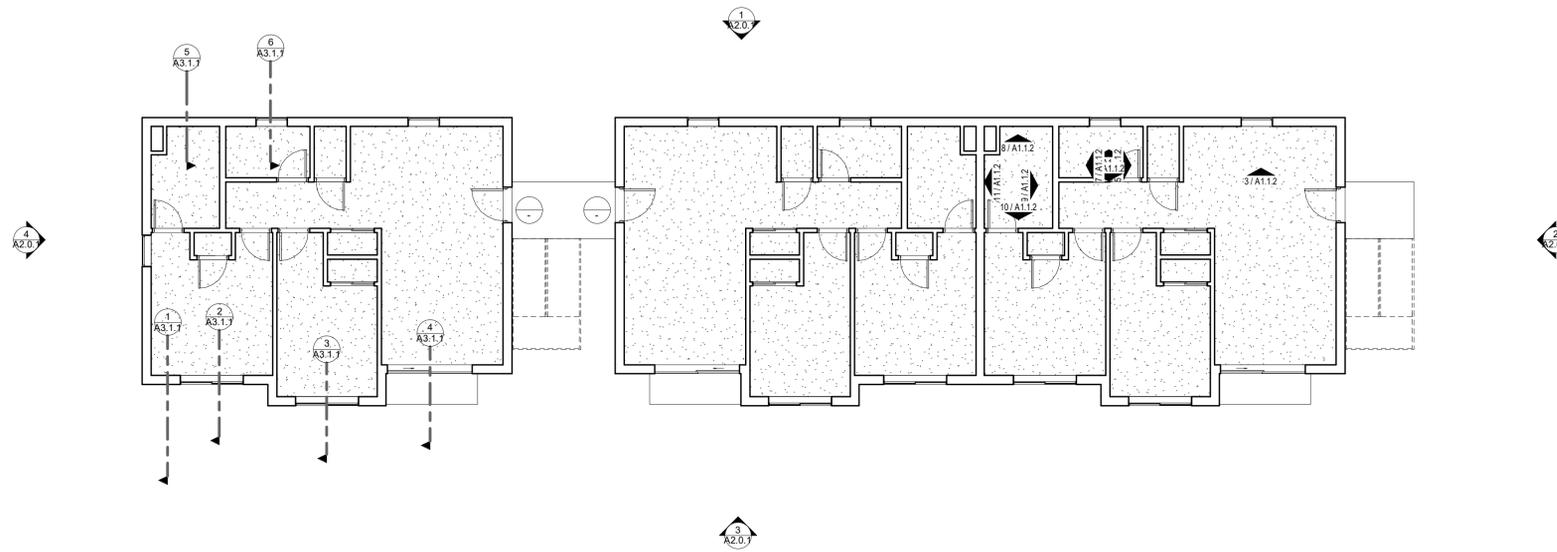


LEE'S APARTMENT
1907 68TH AVE W
LYNWOOD, WA 98036

STAIR PLANS AND
SECTIONS
FILE 22109
A4.0.1



1 BASEMENT REFLECTED CEILING PLAN
1/8" = 1'-0"



2 FIRST FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

ISSUED
DATE:

PROGRESS SET
AUG. 6, 2021

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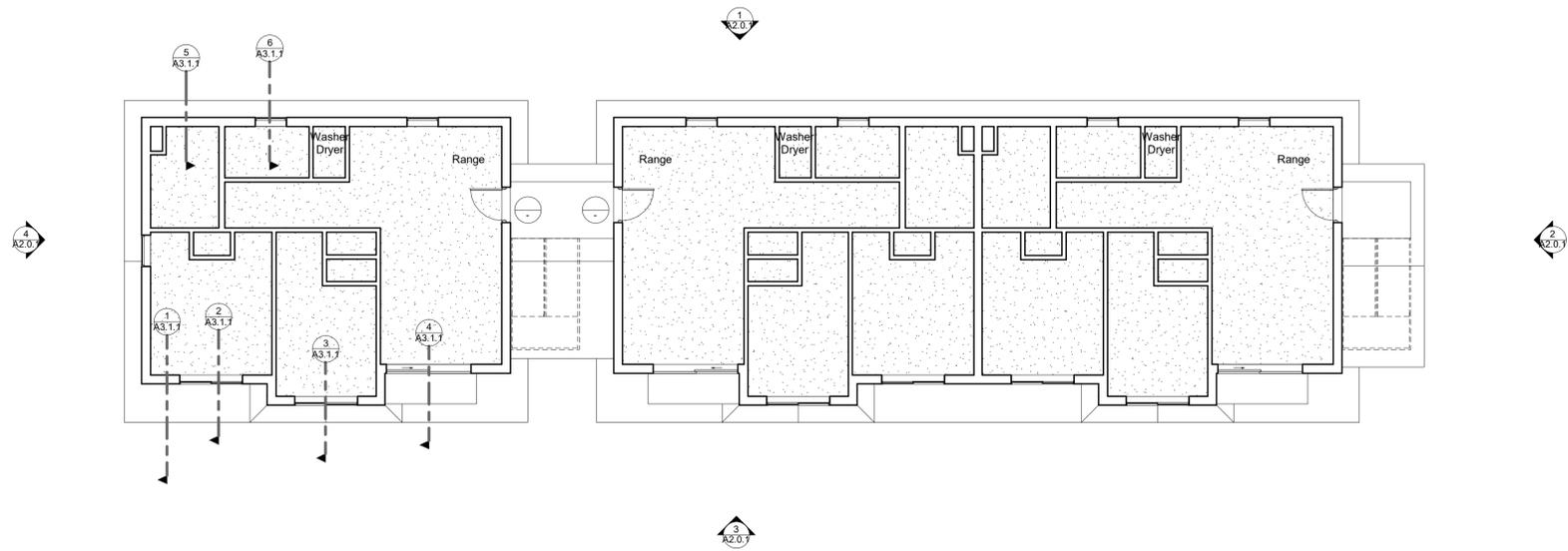
LEE'S APARTMENT

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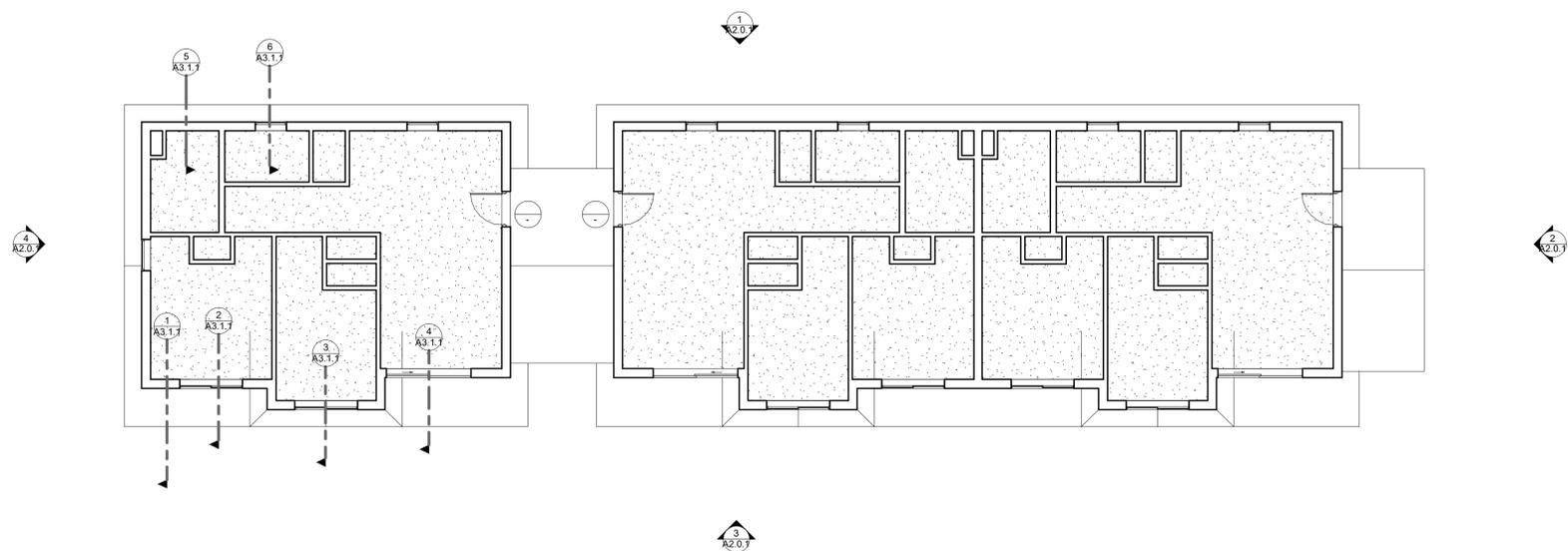
REFLECTED CEILING
PLANS

FILE 22109

A6.0.1



1 SECOND FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"



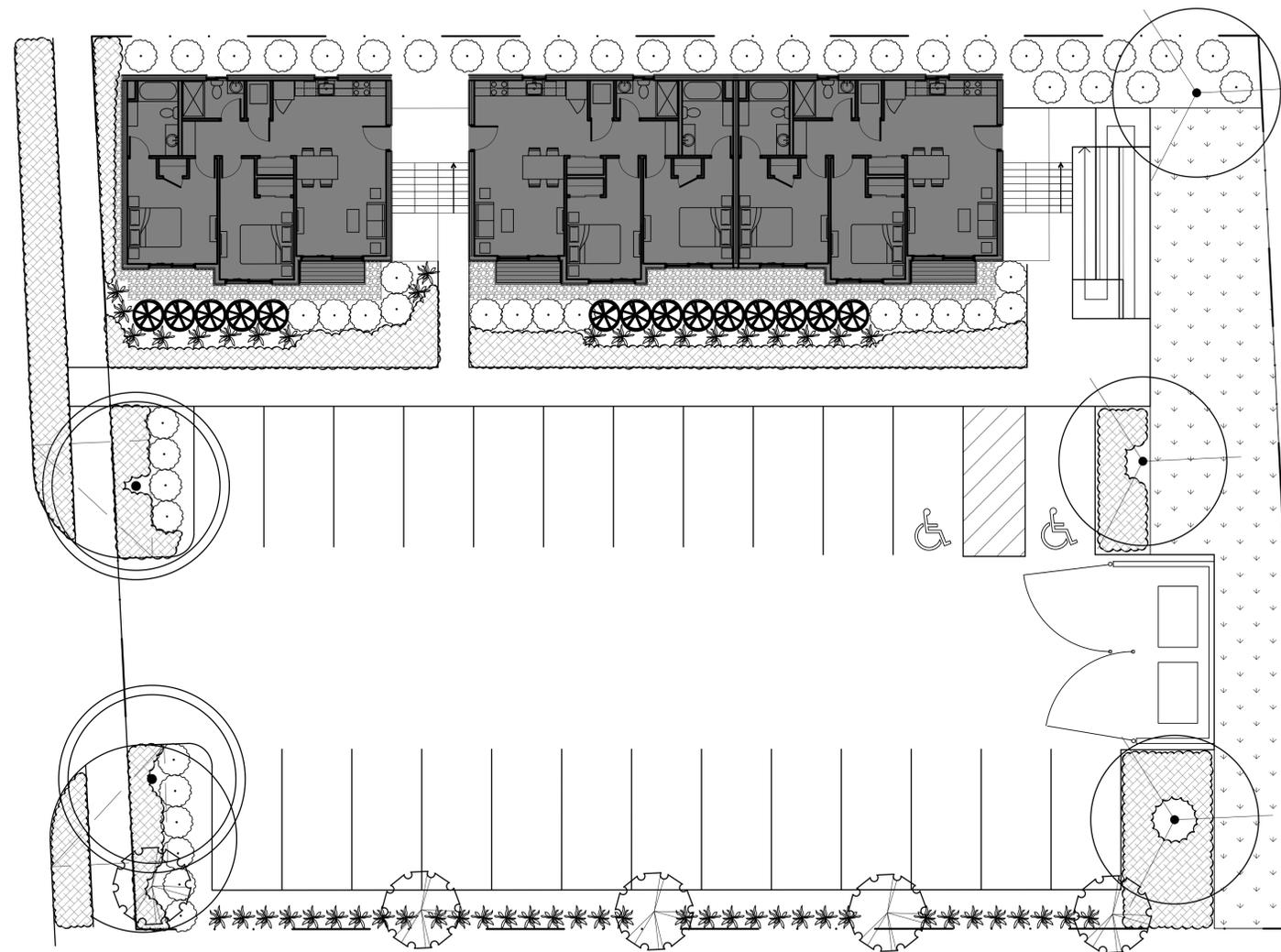
2 THIRD FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

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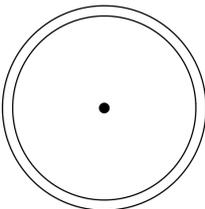
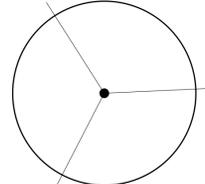
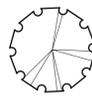


LEE'S APARTMENT
1907 68TH AVE W
LYNWOOD, WA 98036

REFLECTED
CEILING PLANS



PLANT LEGEND

-  BITTER CHERRY
-  BLACK LOCUST
-  PACIFIC YEW
-  EVERGREEN HUCKLEBERRY
-  SNOWBERRY
-  LADY FERN
-  KINNICKINNICK
-  FESCUE SOD

NOTES

1. UTILITIES ARE SHOWN PER PLANS. FIELD CONDITIONS MAY VARY. CONTRACTOR TO FIELD VERIFY ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK AND IS RESPONSIBLE TO REPAIR ANY DAMAGE TO UTILITIES AT NO ADDITIONAL COST TO OWNER.
2. FOR PLANTING DETAILS AND PLANT SCHEDULE REF SHEET LI.2



PLANT SCHEDULE - LYNWOOD APARTMENTS

QTY	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	REMARKS
Shade Trees					
2	Bitter Cherry	Prunus emarginata	3" Cal	10-12' Ht	
3	Black Locust	Robinia pseudoacacia	3" Cal	10-12' Ht	
5	Pacific Yew	Taxus brevifolia	2" Cal	8' Ht	Single Trunk
Shrubs / Perennials / Groundcovers					
54	Evergreen Huckleberry	Vaccinium ovatum	3 gal	18"	48" O.C. or as shown
14	Snowberry	Symphoricarpos albus	3 gal	18"	48" O.C. or as shown
54	Lady Fern	Athyrium filix-femina	1 gal	12"	36" O.C. or as shown
668	Kinnickinnick	Arctostaphylos wa-ursi	1 gal	6"	18" O.C.
Turf Grasses					
155	Fescue	Festuca arundinacea	SY		Solid Sod

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LEE'S APARTMENT

19807 68TH AVE W
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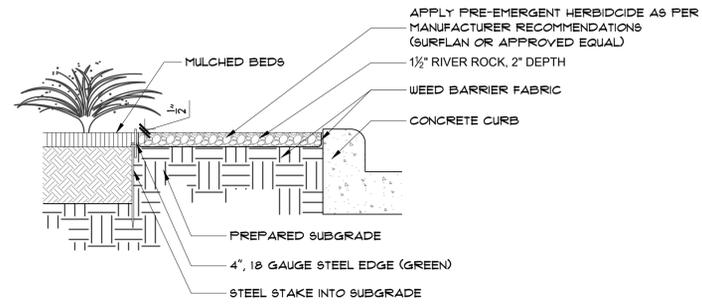
LANDSCAPE
PLANTING
PLANS

FILE 22109

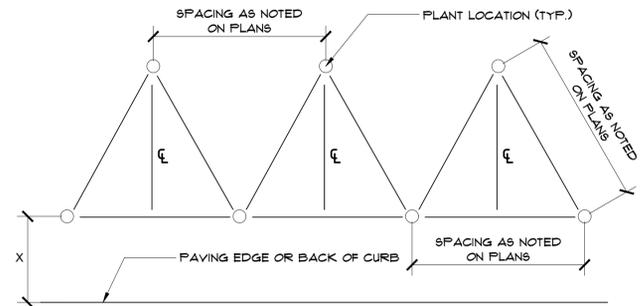
L1.0

LOGIC LAND DEVELOPMENT
LANDSCAPES ORIGINALLY GENERATED IN CONSERVATION
LANDSCAPE ARCHITECTURE - PLANNING - IRRIGATION DESIGN
LOGICLANDDEVELOPMENT@OUTLOOK.COM 488-435-1201

LOGIC
DESIGN

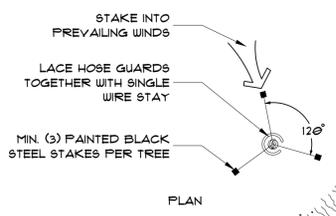
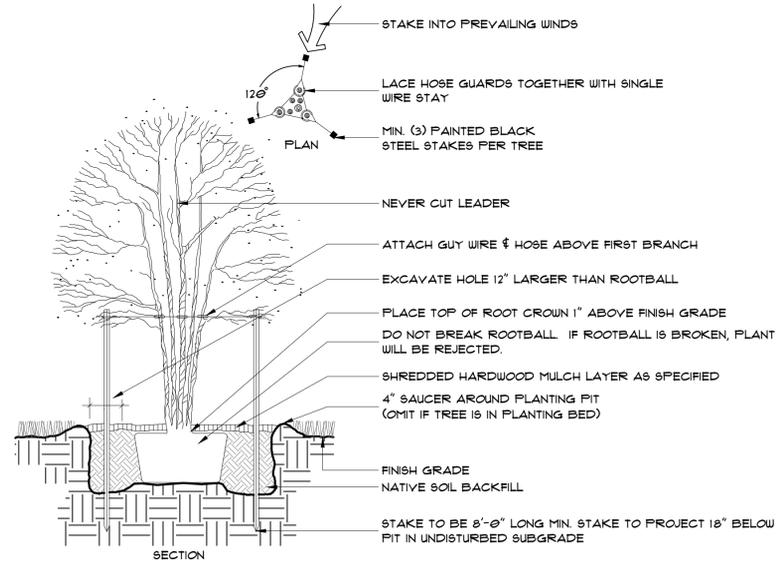
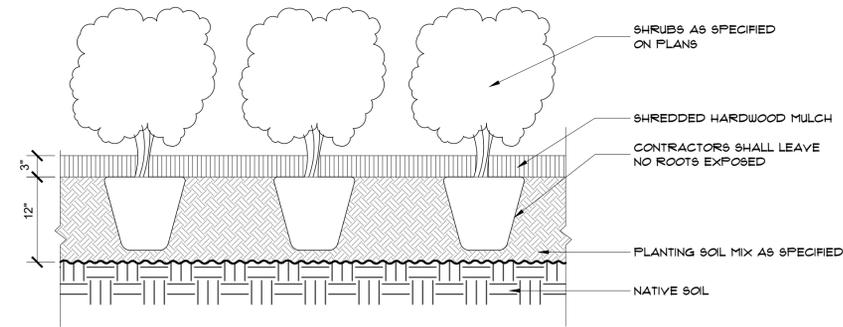
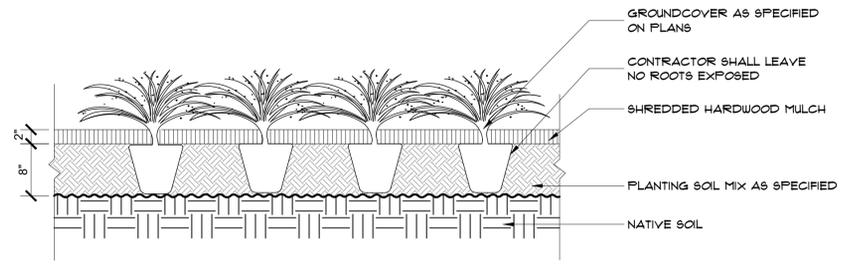


APPLY PRE-EMERGENT HERBICIDE AS PER MANUFACTURER RECOMMENDATIONS (SURFLAN OR APPROVED EQUAL)

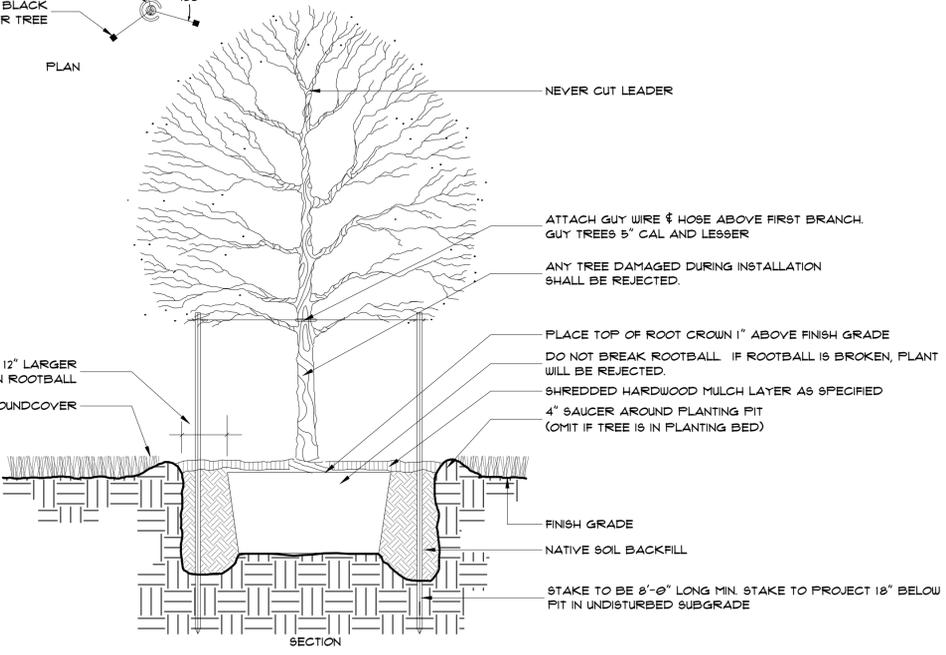


NOTE:
 X = 12" MIN. FOR GROUNDCOVER
 X = 24" MIN. FOR SHRUBS

NOTE: SPACING DIAGRAM REFERS TO ALL PLANTING UNLESS NOTED OTHERWISE.



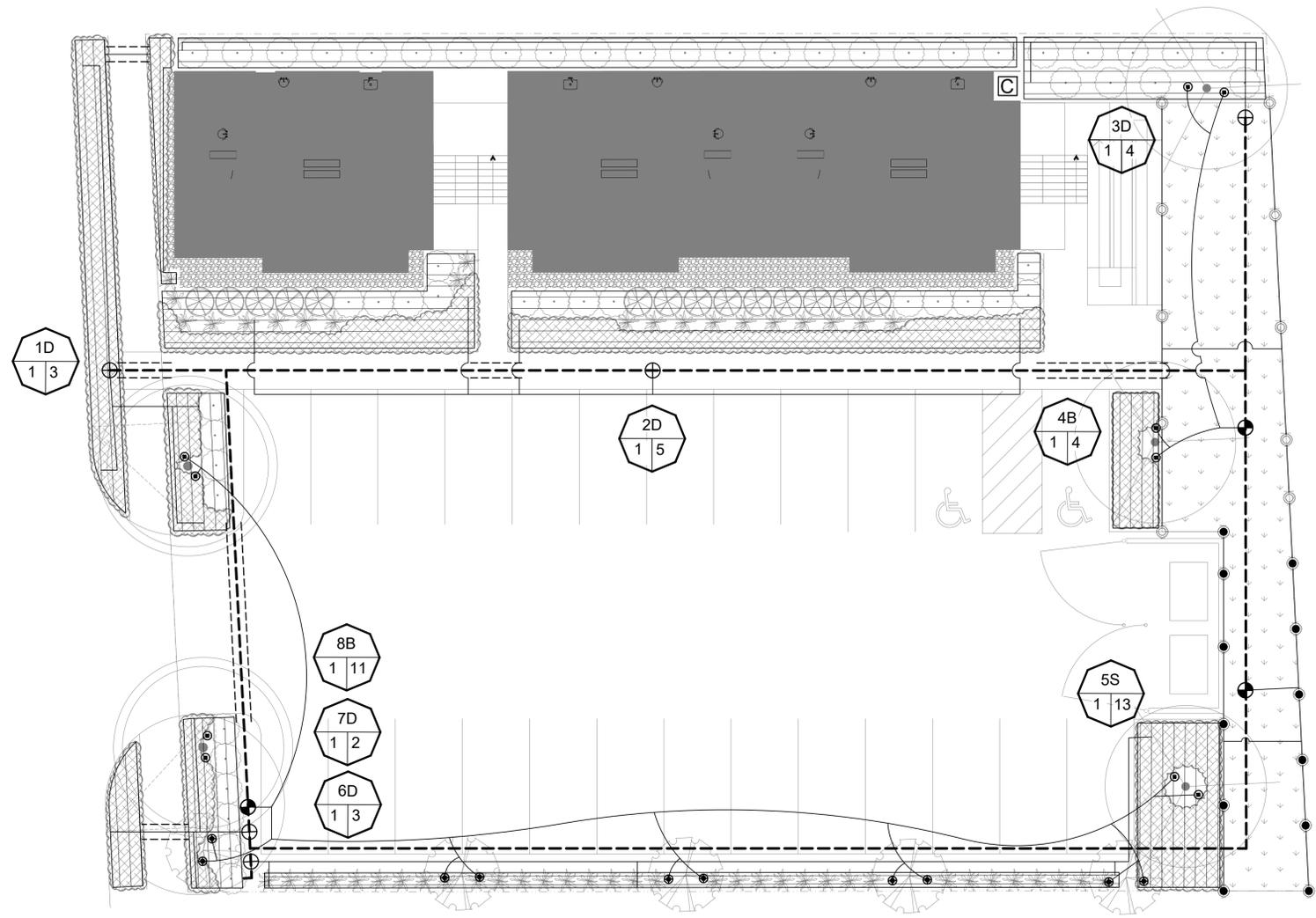
- NOTE:
1. ROOTBALL SIZE SHALL CONFORM TO THE 2004 AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
 2. ROOTBALL WIDTH SHOULD BE DETERMINED BY THE FOLLOWING: 10" OF ROOTBALL FOR EACH CALIPER INCH OF TREE TRUNK.
 3. ROOTBALL DEPTH IS 2/3RDS OF THE DIAMETER.



GENERAL IRRIGATION NOTES

- MAIN LINE AND LATERAL LINES ARE DIAGRAMMATIC. ADJUST ACCORDINGLY TO ACCOMMODATE EXISTING FIELD CONDITIONS. ADJUSTMENTS GREATER THAN 10" REQUIRE PRIOR APPROVAL BY CITY OF LYNNWOOD, WA.
- EXTREME CARE SHALL BE EXERCISED IN EXCAVATING AND WORKING NEAR UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION AND CONDITION OF ALL UTILITIES AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.

THE LICENSED IRRIGATION CONTRACTOR (L.I.C.) IS REQUIRED BY LAW TO NOTIFY ONE OF THE FOLLOWING (2) WORKING DAYS PRIOR TO ANY EXCAVATION:
A. WASHINGTON ONE CALL CONTACT 811 WWW.DIGALERT.ORG
B. UULC - 1-800-424-5555
- ALL MAIN LINE PVC PIPING SHALL BE BURIED TO HAVE A MINIMUM COVER OF 18". ALL LATERAL PVC LINES DOWNSTREAM OF THE VALVE SHALL HAVE A MINIMUM COVER OF 12". ALL PVC SLEEVES FOR WIRES AND PIPE(S) UNDER PAVEMENT SHALL HAVE A MINIMUM COVER OF 24".
- ALL PVC PIPING SHALL BE INSTALLED SO THE FLOW OF THE WATER DOES NOT EXCEED A VELOCITY OF 5 FT. PER SECOND.
- ALL PVC PIPING SHALL BE PRIMED WITH A COLOR PRIMER PRIOR TO APPLYING THE PVC CEMENT, IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE, SECTION 316.
- SCHEDULE 40 FOR MAINLINE AND SLEEVES. LATERALS SHALL BE CLASS 200
- AT ANY LOW POINT IN THE MAIN LINE(S), AUTOMATIC DRAIN VALVES ARE TO BE INSTALLED IN A 10" VALVE BOX W/ A GRAVEL SUMP TO FACILITATE DRAINAGE OF SYSTEM DURING FREEZING TEMPERATURES.
- VALVE BOXES SHALL BE 12" X 16" FOR STATION / ZONE VALVES AND 24" X 36" FOR THE DOUBLE CHECK ASSEMBLY. QUICK COUPLER VALVE BOXES SHALL HAVE LOCKABLE PURPLE LIDS. ANY MASTER VALVE, QUICK COUPLER, BALL (ISOLATION) VALVE, WIRE JUNCTION, AND RODS FOR CONTROLLER GROUNDING ARE TO BE IN 10" VALVE BOXES.
- AN ISOLATION (BALL) VALVE MUST BE INSTALLED UPSTREAM OF ANY QUICK COUPLER CONNECTING A HOSE BIB TO AN IRRIGATION SYSTEM.
- ALL WIRING FROM CONTROLLER TO THE CONTROL VALVES SHALL BE GAUGE APPROPRIATE (12 OR 14 AWG) FOR THE DISTANCE BETWEEN THE VALVES AND CONTROLLER. A SINGLE CONDUCTOR, DIRECT BURIAL APPROVED, AND IN CONDUIT UNDER PAVEMENT AND AT THE CONTROLLER. WATERPROOF CONNECTORS ARE TO BE USED ON ALL WIRE CONNECTIONS. WIRING MUST ALSO BE BURIED WITH A MINIMUM OF COVER OF 12". WIRE THE VALVES IN A LOGICAL SEQUENCE FOR EASE OF MAINTENANCE AND MANAGEMENT.
- SPRAY AND ROTARY HEADS SHALL NOT BE INSTALLED CLOSER THAN 4" FROM ANY HARDSCAPE, SUCH AS A BUILDING FOUNDATION, SIDEWALK, BACK OF CURB, FENCE, PAVERS, OR STONE WITH MORTAR.
- SPRAY AND ROTARY HEADS SHALL NOT LEAN, UNLESS WHEN ON A SLOPE, AND NOT BE INSTALLED FLUSH WITH FINISHED GRADE. ANTI-DRAIN CHECK VALVES ARE TO BE INSTALLED FOR LOW HEAD DRAINAGE, WHERE LOWEST HEADS KEEP WATER FROM THE LATERAL LINES AFTER CONTROL VALVES CLOSE.
- CONTRACTOR SHALL NOT DISTURB THE ROOTS OF EXISTING TREES WITH ANY MECHANICAL DEVICE. TRENCHING WITHIN THE ROOT ZONE OF EXISTING TREES SHALL REQUIRE AIR SPADE TO MINIMIZE ROOT DAMAGE.
- STATIC PRESSURE IS DESIGNED PER 50 PSI AT THE POINT OF CONNECTION. CONTRACTOR SHALL VERIFY ACTUAL STATIC PRESSURE PRIOR TO STARTING WORK AND NOTIFY LANDSCAPE ARCHITECT IF PRESSURE IS LESS THAN 52 PSI.
- CONTRACTOR SHALL PROVIDE A NEW OR ADJUSTED SEASONAL WATERING SCHEDULE TO THE OWNER'S REPRESENTATIVE AT COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION PER STATE REGULATION.
- CONTRACTOR SHALL PROVIDE COPIES OF MANUFACTURER'S LITERATURE, CERTIFICATIONS, AND/OR OPERATION INSTRUCTIONS FOR THE CONTROLLER AND ACCESSORIES, BACKFLOW PREVENTER, RAIN / FREEZE AND FLOW SENSORS, HEADS, VALVES (MANUAL, AUTOMATIC AND REMOTE CONTROL), DRIP LINE AND ACCESSORIES.
- PRELIMINARY REVIEW OF COMPLETED INSTALLATION WILL BE MADE BY THE LANDSCAPE ARCHITECT PRIOR TO BACKFILLING OF TRENCHES AND DURING HYDROSTATIC TESTING.
- FINAL REVIEW SHALL BE MADE IN CONJUNCTION WITH THE FINAL REVIEW OF THE LAWN, SHRUB GROUNDCOVER, AND TREE PLANTINGS.
- CONTRACTOR SHALL OBTAIN PERMIT, PAY ALL FEES AND GIVE ALL NECESSARY NOTICES FOR THE COMPLETION OF WORK.
- CONTRACTOR SHALL PROVIDE AN AS-BUILT DRAWING FOR THE COMPLETE IRRIGATION SYSTEM IN ACCORDANCE WITH THE GENERAL AND SPECIAL CONDITIONS.
- CONTRACTOR SHALL REMOVE ALL DEBRIS FROM ENTIRE WORK AREA PRIOR TO FINAL ACCEPTANCE TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL WARRANT ALL WORK FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST DEFECTS IN MATERIAL, EQUIPMENT AND WORKMANSHIP.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROPER SPACING BASED ON WHAT IS OBSERVED IN FIELD, TO PROVIDE PROPER HEAD TO HEAD COVERAGE IN A MANNER THAT IS WATER EFFICIENT AND FOLLOWING MANUFACTURERS SPECIFICATIONS AND LOCAL CITY CODE REQUIREMENTS.



SYSTEM DESIGN PER MIN	
STATIC PRESSURES OF 50 AND STATION WITH FLOW OF 13 GPM	
DESIGN CALCULATIONS:	
1-1/2" SERVICE LINE (8')	0.05
1" METER	1.6
1.5" BACKFLOW DEVICE (DCA)	5
1.5" WYE STRAINER	0.5
1" FLOW SENSOR	0.25
1.5" MASTER VALVE	1.5
1.5" MAINLINE	0.944
1" ICV VALVE	3
ELEVATION GAIN/LOSS	
TOTAL LATERAL LOSS	3
TOTAL PRESSURE LOSS	15.844
HEAD PRESSURE REQUIRED	40
ESTIMATE PRESSURE AT HEAD	34.156

IRRIGATION LEGEND	
SYMBOL	DESCRIPTION
CONTROLLER	
C	HUNTER PRO-HC CONTROLLER - STAINLESS STEEL EXTERIOR MOUNTED
POINT OF CONNECTION (POC)	
POC	1.5" SERVICE LINE 1.5" METER 1.5" LASCO BRASS BALL VALVE 1.5" FEBCO 850 DCA 1.5" HUNTER BRASS MASTER VALVE (1BV - 151) 1.5" HUNTER FLOW SENSOR (FCT-100-FS)
□	AUTOMATIC DRAIN VALVE
---	1.5" MAIN LINE SCH 40
---	3/4" - 1-1/2" PVC LATERAL LINE CLASS 200
---	SLEEVES: 2"-4" SCHEDULE 40 PVC
VALVES	
⊕	HUNTER ICV-1016 40 PSI REG
⊕	HUNTER ICZ-101- 40PSI REG (DRIP ZONE KIT)
BUBBLERS	
⊙	HUNTER FCB50 BUBBLER, (2 PER SMALL TREE)
⊙	HUNTER FCB10 BUBBLER, (2 PER LARGE TREE)
SPRAYS	
⊙	MP 800 SR ON HUNTER PROSPRAY PRS40 POP UP BODY- 6'-12' RADIUS
⊙	MP 815 SR ON HUNTER PRO SPRAY PRS40 POP UP BODY
DRIP LINE	
BEDS	ON-SURFACE-HUNTER HDL-06-12 18" ROWS W GALVANIZED STAKES EVERY 4 FT , INCLUDE AIR RELIEF & LINE FLUSH VALVES
VALVE IDENTIFICATION	
D2-12	VALVE DESIGNATION D=DRIP / S=SPRAY / B=BUBBLER
2 44	VALVE NUMBER
	APPROXIMATE GPM
	VALVE SIZE

PRE-SUBMISSION
APR 28, 2021

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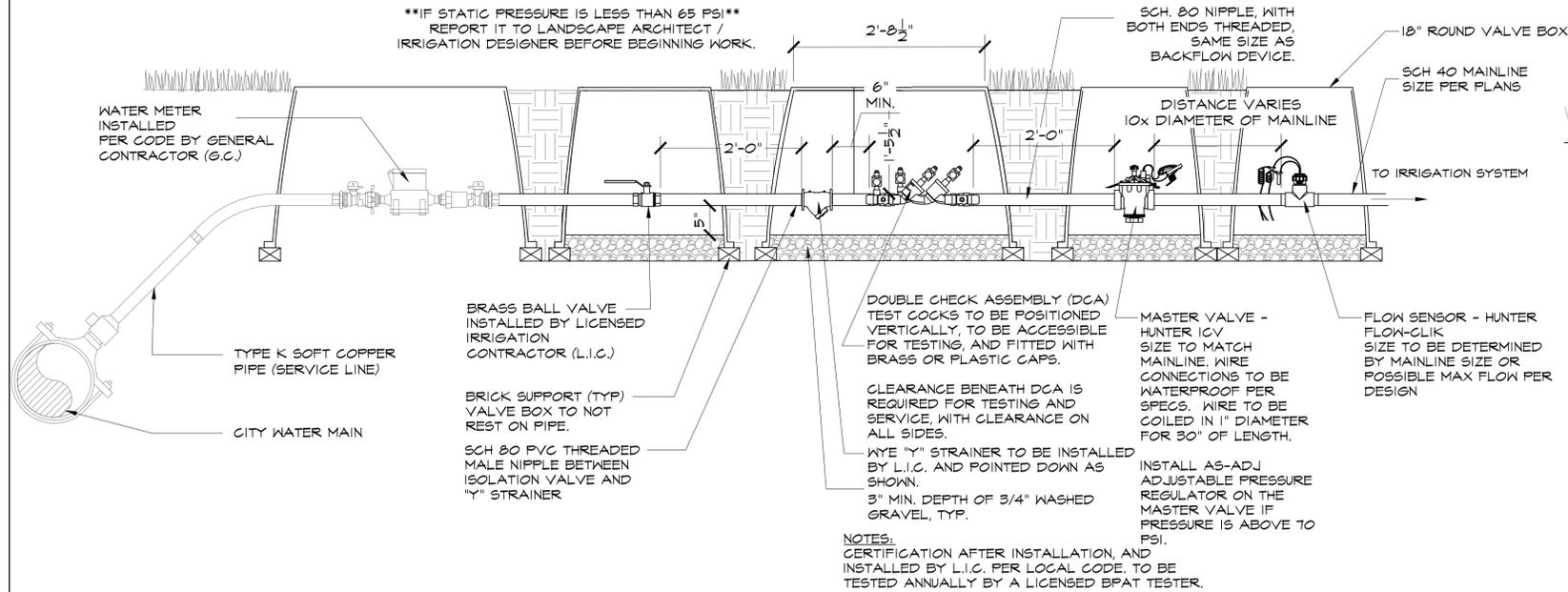
LEE'S APARTMENT
19807 68TH AVE W
LYNNWOOD WA 98036

IRRIGATION PLAN
FILE 22109
L2.0



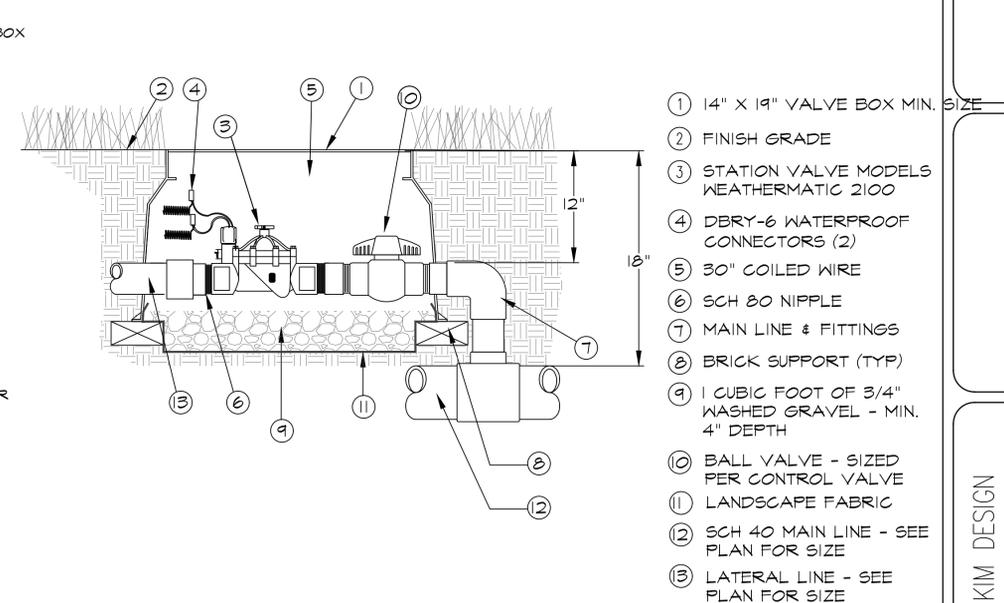
****INSTALL ADJUSTABLE PRESSURE REGULATOR ****
ON THE MASTER VALVE IF THE STATIC PRESSURE
READING IS GREATER THAN THE DESIGNED
PRESSURE OF TO PSI.

****IF STATIC PRESSURE IS LESS THAN 65 PSI****
REPORT IT TO LANDSCAPE ARCHITECT /
IRRIGATION DESIGNER BEFORE BEGINNING WORK.



POINT OF CONNECTION - DOUBLE CHECK ASSEMBLY

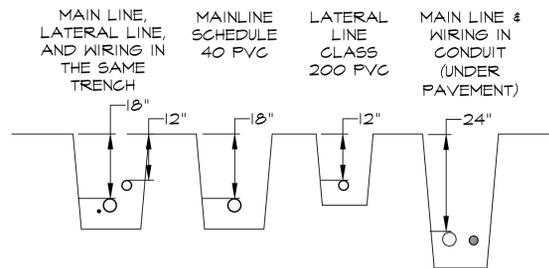
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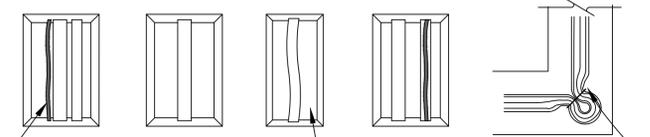
1" / 1-1/2" / 2" CONTROL VALVE

(N.T.S.)

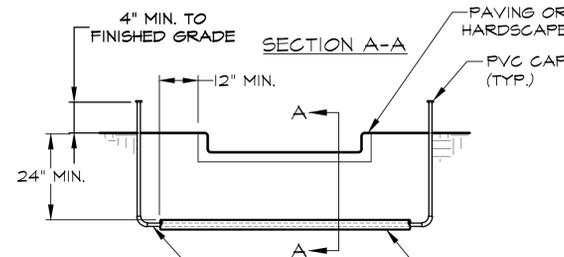
- ① 14" X 14" VALVE BOX MIN. SIZE
- ② FINISH GRADE
- ③ STATION VALVE MODELS WEATHERMATIC 2100
- ④ DBRY-6 WATERPROOF CONNECTORS (2)
- ⑤ 30" COILED WIRE
- ⑥ SCH 80 NIPPLE
- ⑦ MAIN LINE & FITTINGS
- ⑧ BRICK SUPPORT (TYP)
- ⑨ 1 CUBIC FOOT OF 3/4" WASHED GRAVEL - MIN. 4" DEPTH
- ⑩ BALL VALVE - SIZED PER CONTROL VALVE
- ⑪ LANDSCAPE FABRIC
- ⑫ SCH 40 MAIN LINE - SEE PLAN FOR SIZE
- ⑬ LATERAL LINE - SEE PLAN FOR SIZE



SECTION



SECTION A-A



SCH 40 MAIN LINE, LATERAL LINE, AND/OR CONDUIT FOR CONTROL WIRES

WIRE SIZE (AWG)	3/4"	1"	1 1/2"	2"	
MAX NO. OF WIRES INSTALLED IN CONDUIT	14	5	7	25	40

SLEEVES

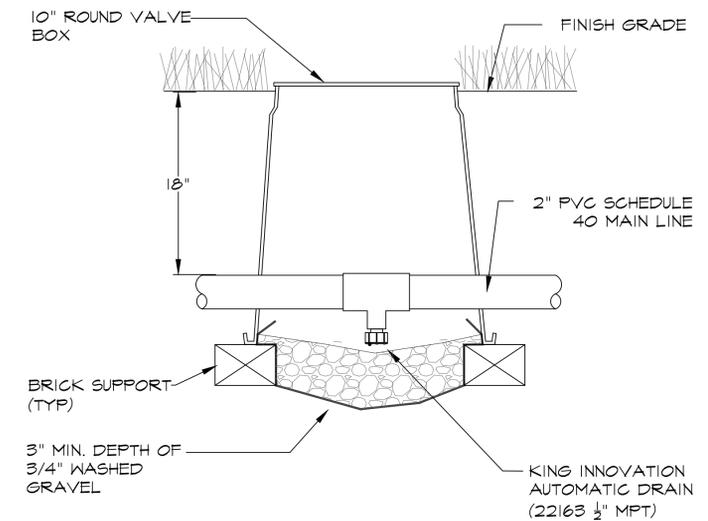
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NOTES:

- IRRIGATION SLEEVES TO BE SCHEDULE 40 PVC UNDER HARDSCAPE FEATURES AND STREETS.
- SLEEVES TO BE 2X THE DIAMETER OF MAIN LINES, LATERAL LINES, AND CONDUIT. EXTEND AND CAP THE SLEEVED PIPE 4 INCHES MINIMUM ABOVE FINISH GRADE.
- ALL SLEEVES TO EXTEND 12 INCHES BEYOND THE EDGE OF PAVEMENT.
- VALVE WIRES TO BE SLEEVED AND BUNDLED WITH TAPE TO BE NO MORE THAN 50% OF THE PIPE DIAMETER.
- CLEAN BACKFILL, MECHANICALLY TAMP TO 95% COMPACTION.
- PIPE AND WIRE SHALL BE INSTALLED IN SEPARATE SLEEVES.

SLEEVE SIZING CHART

LINE SIZE	SLEEVE SIZE
3/4"	2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"

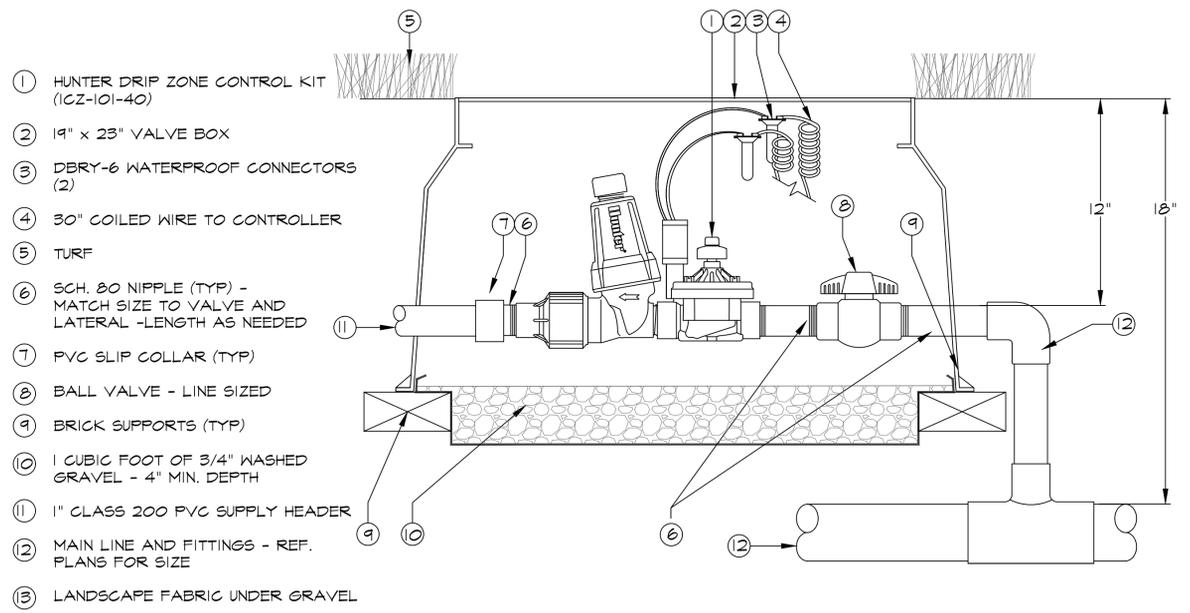


NOTE:

INSTALL AT LOW POINTS, AS SHOWN ON PLAN, OF THE IRRIGATION SYSTEM AND ORIENT THE FITTING AND DRAIN AT A 45 DEGREE ANGLE TOWARD THE GRAVEL.

AUTOMATIC MAIN LINE DRAIN VALVE

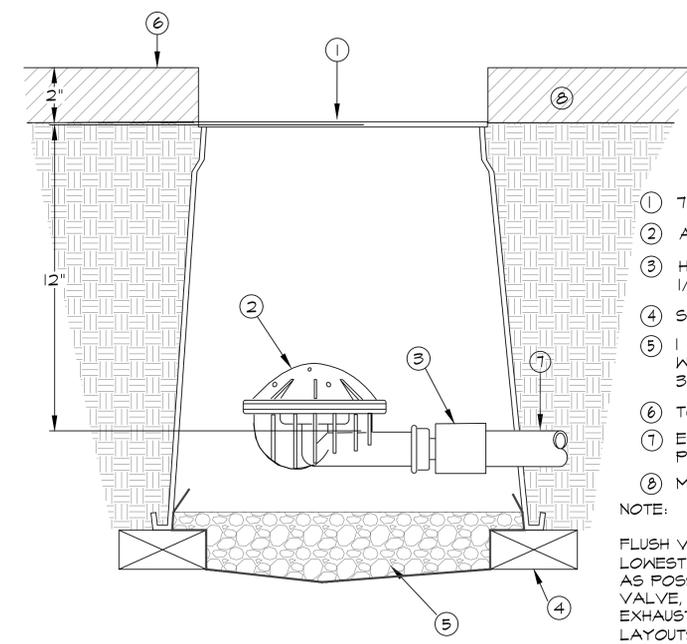
(N.T.S.)



- ① HUNTER DRIP ZONE CONTROL KIT (ICZ-101-40)
- ② 14" x 23" VALVE BOX
- ③ DBRY-6 WATERPROOF CONNECTORS (2)
- ④ 30' COILED WIRE TO CONTROLLER
- ⑤ TURF
- ⑥ SCH. 80 NIPPLE (TYP) - MATCH SIZE TO VALVE AND LATERAL -LENGTH AS NEEDED
- ⑦ PVC SLIP COLLAR (TYP)
- ⑧ BALL VALVE - LINE SIZED
- ⑨ BRICK SUPPORTS (TYP)
- ⑩ 1 CUBIC FOOT OF 3/4" WASHED GRAVEL - 4" MIN. DEPTH
- ⑪ 1" CLASS 200 PVC SUPPLY HEADER
- ⑫ MAIN LINE AND FITTINGS - REF. PLANS FOR SIZE
- ⑬ LANDSCAPE FABRIC UNDER GRAVEL

1" DRIP ZONE CONTROL KIT - HUNTER ICZ-101-40

(N.T.S.)



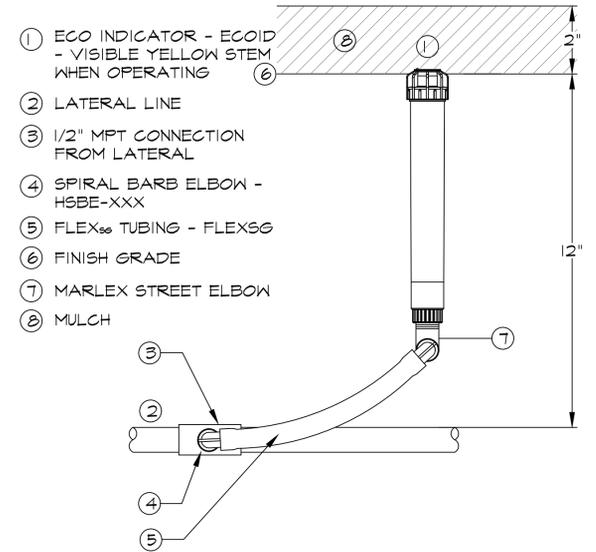
- ① 7" ROUND VALVE BOX
- ② AUTOMATIC FLUSH VALVE
- ③ HUNTER PLD-050 OR 1/2" FPT ADAPTER
- ④ SUPPORT BRICK (TYP.)
- ⑤ 1 CUBIC FOOT OF 3/4" WASHED GRAVEL, MIN. 3" DEPTH
- ⑥ TOP OF MULCH / TURF
- ⑦ EXHAUST-HEADER PVC LINE
- ⑧ MULCH OR TURF

NOTE:

FLUSH VALVE TO BE PLACED AT LOWEST POINT(S) AND AS FAR AS POSSIBLE FROM THE DRIP VALVE, TYPICALLY ALONG THE EXHAUST HEADER ON END FEED LAYOUTS AND (1) ONE PER EACH EXHAUST HEADER ON CENTER FEED LAYOUTS.

DRIP LINE AUTOMATIC FLUSH VALVE

(N.T.S.)

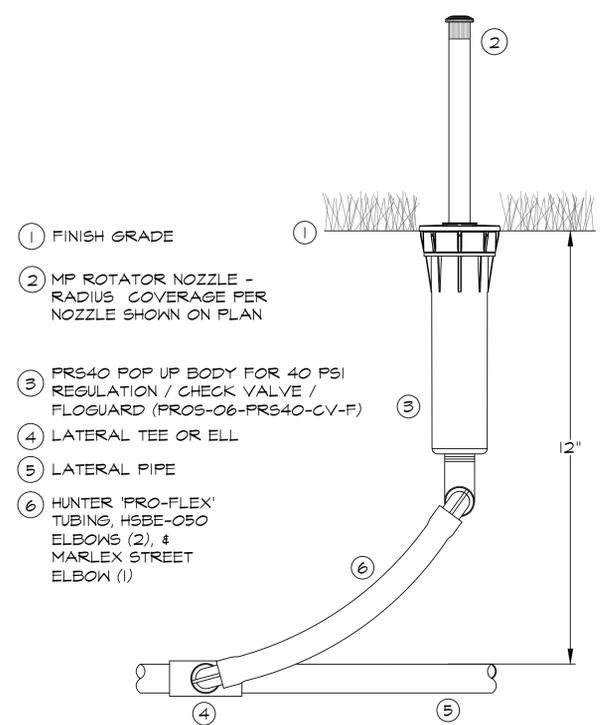


- ① ECO INDICATOR - ECOD - VISIBLE YELLOW STEM WHEN OPERATING
- ② LATERAL LINE
- ③ 1/2" MPT CONNECTION FROM LATERAL
- ④ SPIRAL BARB ELBOW - HSBE-XXX
- ⑤ FLEX[®] TUBING - FLEXSS
- ⑥ FINISH GRADE
- ⑦ MARLEX STREET ELBOW
- ⑧ MULCH

NOTE:
INSTALL THE DRIP LINE INDICATOR HEAD WITHIN A FOOT (1') OF THE FLUSH VALVE.

DRIP LINE INDICATOR HEAD

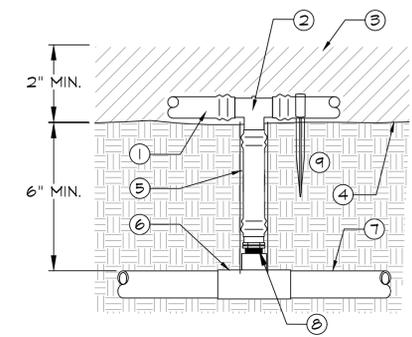
(N.T.S.)



- ① FINISH GRADE
- ② MP ROTATOR NOZZLE - RADIUS COVERAGE PER NOZZLE SHOWN ON PLAN
- ③ PRS40 POP UP BODY FOR 40 PSI REGULATION / CHECK VALVE / FLOGUARD (PROS-06-PRS40-CV-F)
- ④ LATERAL TEE OR ELL
- ⑤ LATERAL PIPE
- ⑥ HUNTER 'PRO-FLEX' TUBING, HSBE-050 ELBOWS (2), & MARLEX STREET ELBOW (1)

MP ROTATOR W/ PROS-06-PRS40-CV SPRAY BODY

(N.T.S.)



- ① HUNTER HDL-06-12 DRIP LINE TUBING 18" ROW SPACING
- ② PLD-TEE 1/2" BARBxBARB
- ③ MULCH
- ④ FINISHED GRADE
- ⑤ PLD-BLNK (BLANK TUBING)
- ⑥ 3/4" FPT TEE
- ⑦ LATERAL LINE
- ⑧ PLD-075 3/4" MPTxBARB
- ⑨ TIE DOWN STAKE (EVERY 4-5') AND AT CHANGES OF DIRECTION

DRIP CONNECTION (ON GRADE)

(N.T.S.)

PRE-SUBMISSION
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Phone: (206) 384-3317
Email: bennykimdesign@outlook.com



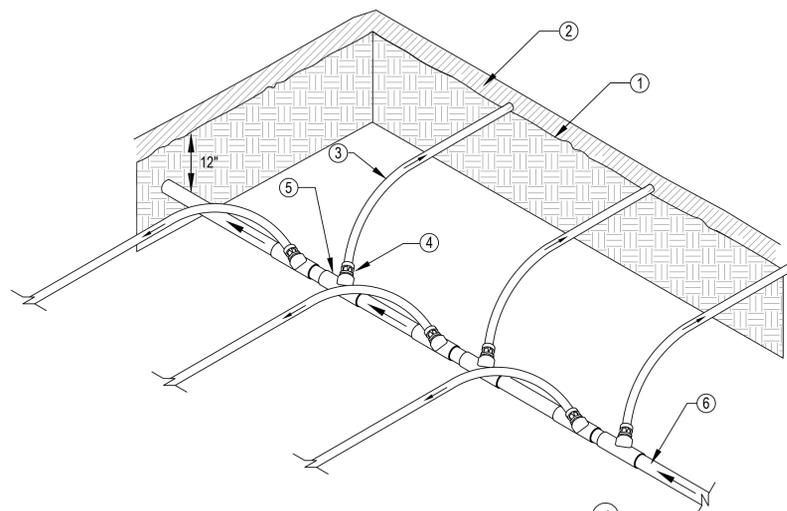
LEE'S APARTMENT

19807 68TH AVE W
LYNNWOOD WA 98036

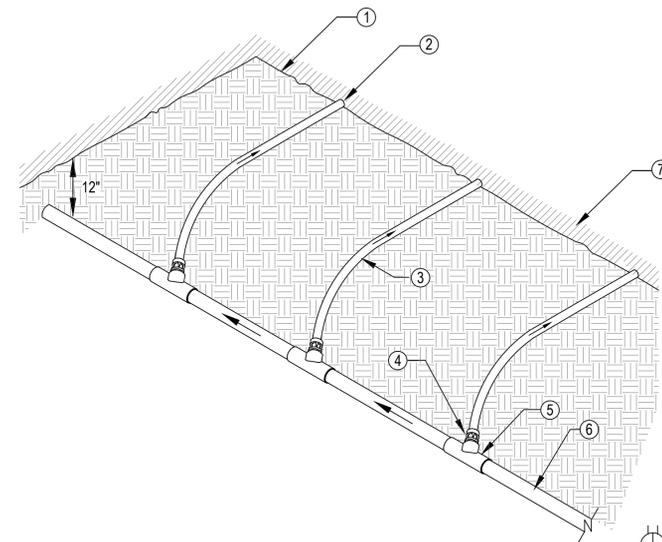
IRRIGATION
DETAILS

FILE 22109

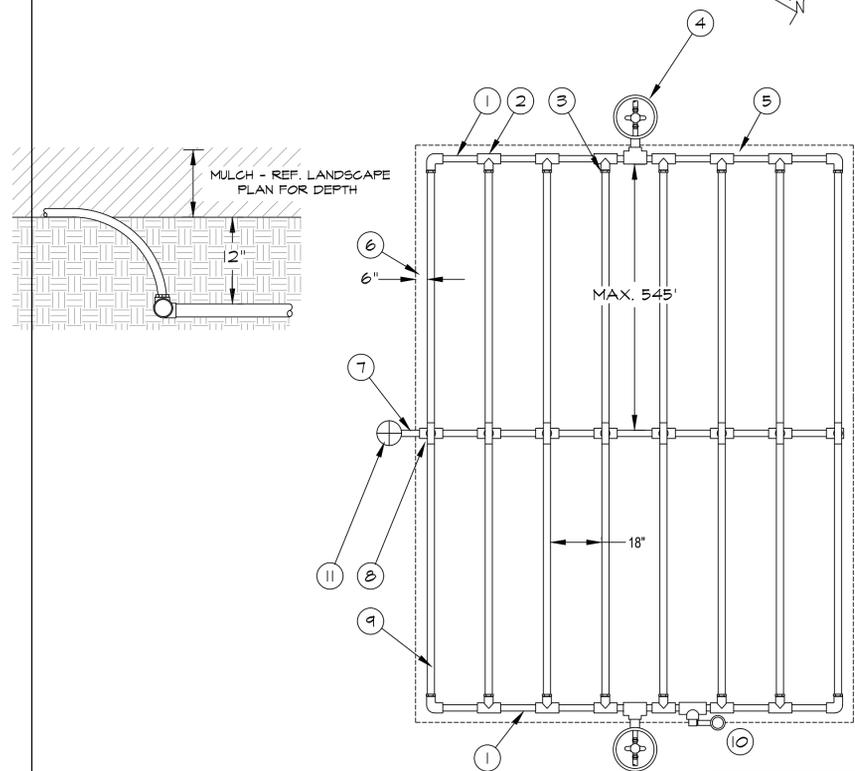
L2.2



- ① FINISH GRADE
- ② MULCH
- ③ DRIP LINE AT GRADE (BELOW MULCH)
- ④ 1/2" MTP ADAPTER
- ⑤ PVC TEE WITH 1/2" FPT OUTLET.
- ⑥ PVC SUPPLY HEADER FROM DRIP CONTROL ZONE VALVE KIT.



- ① FINISH GRADE
- ② DRIP LINE AT GRADE (BELOW MULCH)
- ③ DRIP LINE
- ④ 1/2" MTP ADAPTER
- ⑤ PVC TEE
- ⑥ PVC SUPPLY HEADER FROM REMOTE DRIP ZONE VALVE KIT
- ⑦ MULCH



- ① PVC EXHAUST HEADER PIPE
- ② PVC SCH 40 TEE OR EL (TYPICAL)
- ③ BARB X MALE FITTING: (TYPICAL)
- ④ FLUSH VALVE (TYPICAL), INSTALLED AS FAR AS POSSIBLE FROM THE CONTROL ZONE KIT
- ⑤ PERIMETER OF PLANTING AREA
- ⑥ PERIMETER DRIPLINE PIPE TO BE INSTALLED 6" FROM PERIMETER OF AREA
- ⑦ PVC SUPPLY HEADER PIPE FROM THE DRIP CONTROL ZONE KIT
- ⑧ BARB X BARB INSERT CROSS: HUNTER-CROSS (TYPICAL)
- ⑨ ON-SURFACE DRIPLINE: HDL-06-12
- ⑩ DRIP LINE INDICATOR HEAD ON SWING ARM - INSTALL WITHIN 1 (ONE) FT OF THE FLUSH VALVE.
- ⑪ 1" HUNTER DRIP ZONE CONTROL KIT

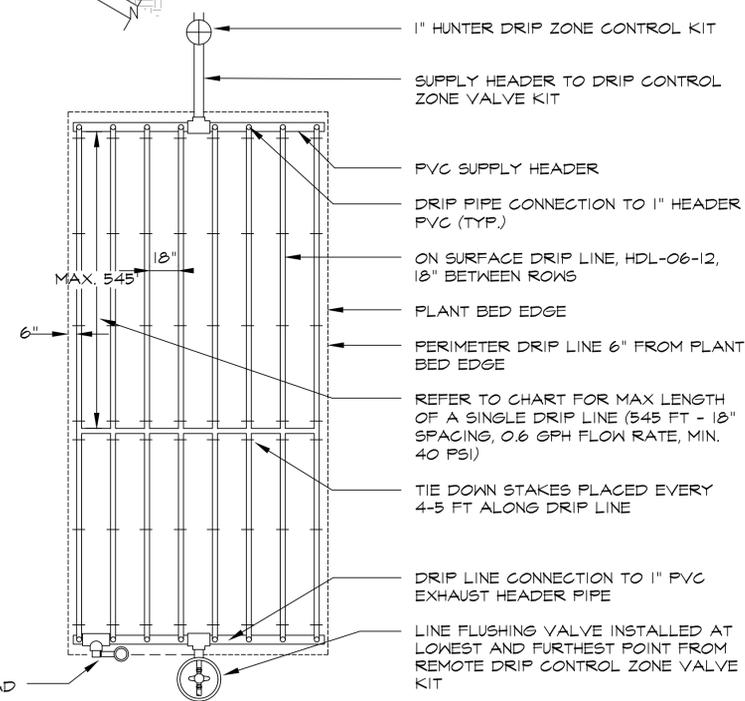
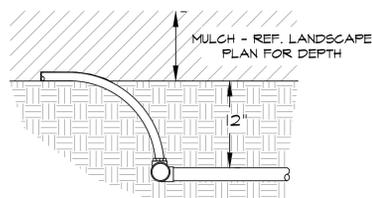
Inlet Pressure PSI	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)					
15	236	164	333	233	423	292
20	280	192	395	273	501	348
30	339	236	482	333	610	419
40	385	267	545	376	688	479
50	419	292	594	414	753	523
60	451	314	638	441	810	560

NOTES:

1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. SLOPES GREATER THAN 3% SHOULD INCREASE DRIP LINE SPACING BY 25% IN THE LOWER 1/3 OF THE ZONE.

AT GRADE DRIP LINE - CENTER FEED LAYOUT (PLANTER BEDS)

(N.T.S.)



DRIP LINE INDICATOR HEAD ON SWING ARM - INSTALL WITHIN 1 (ONE) FT OF THE FLUSH VALVE.

NOTES:

1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. SLOPES GREATER THAN 3% SHOULD INCREASE DRIP LINE SPACING BY 25% IN THE LOWER 1/3 OF THE ZONE.

AT GRADE DRIP LINE END FEED LAYOUT (PLANTER BEDS)

(N.T.S.)

Inlet Pressure PSI	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)					
15	236	164	333	233	423	292
20	280	192	395	273	501	348
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40	385	267	545	376	688	479
50	419	292	594	414	753	523
60	451	314	638	441	810	560

PRE-SUBMISSION
APR 28, 2021

BENNY & LYDIA KIM DESIGN
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Email: bennykimdesign@outlook.com

LEE'S APARTMENT
19807 68TH AVE W
LYNNWOOD WA 98036

IRRIGATION
DETAILS

FILE 22109

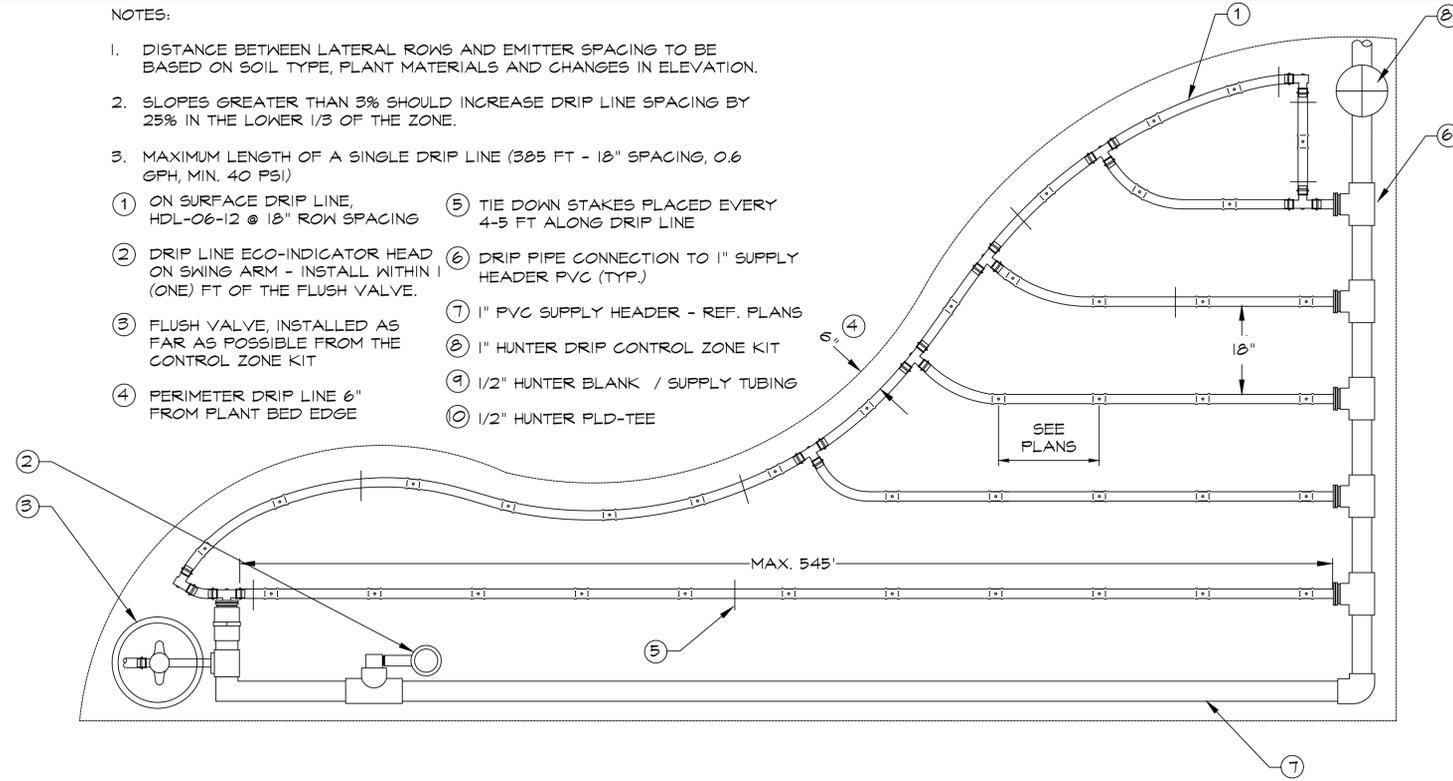
L2.3



NOTES:

1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION.
2. SLOPES GREATER THAN 3% SHOULD INCREASE DRIP LINE SPACING BY 25% IN THE LOWER 1/3 OF THE ZONE.
3. MAXIMUM LENGTH OF A SINGLE DRIP LINE (385 FT - 18" SPACING, 0.6 GPH, MIN. 40 PSI)

- | | |
|---|---|
| ① ON SURFACE DRIP LINE, HDL-06-12 @ 18" ROW SPACING | ⑤ TIE DOWN STAKES PLACED EVERY 4-5 FT ALONG DRIP LINE |
| ② DRIP LINE ECO-INDICATOR HEAD ON SWING ARM - INSTALL WITHIN 1 (ONE) FT OF THE FLUSH VALVE. | ⑥ DRIP PIPE CONNECTION TO 1" SUPPLY HEADER PVC (TYP.) |
| ③ FLUSH VALVE, INSTALLED AS FAR AS POSSIBLE FROM THE CONTROL ZONE KIT | ⑦ 1" PVC SUPPLY HEADER - REF. PLANS |
| ④ PERIMETER DRIP LINE 6" FROM PLANT BED EDGE | ⑧ 1" HUNTER DRIP CONTROL ZONE KIT |
| | ⑨ 1/2" HUNTER BLANK / SUPPLY TUBING |
| | ⑩ 1/2" HUNTER PLD-TEE |



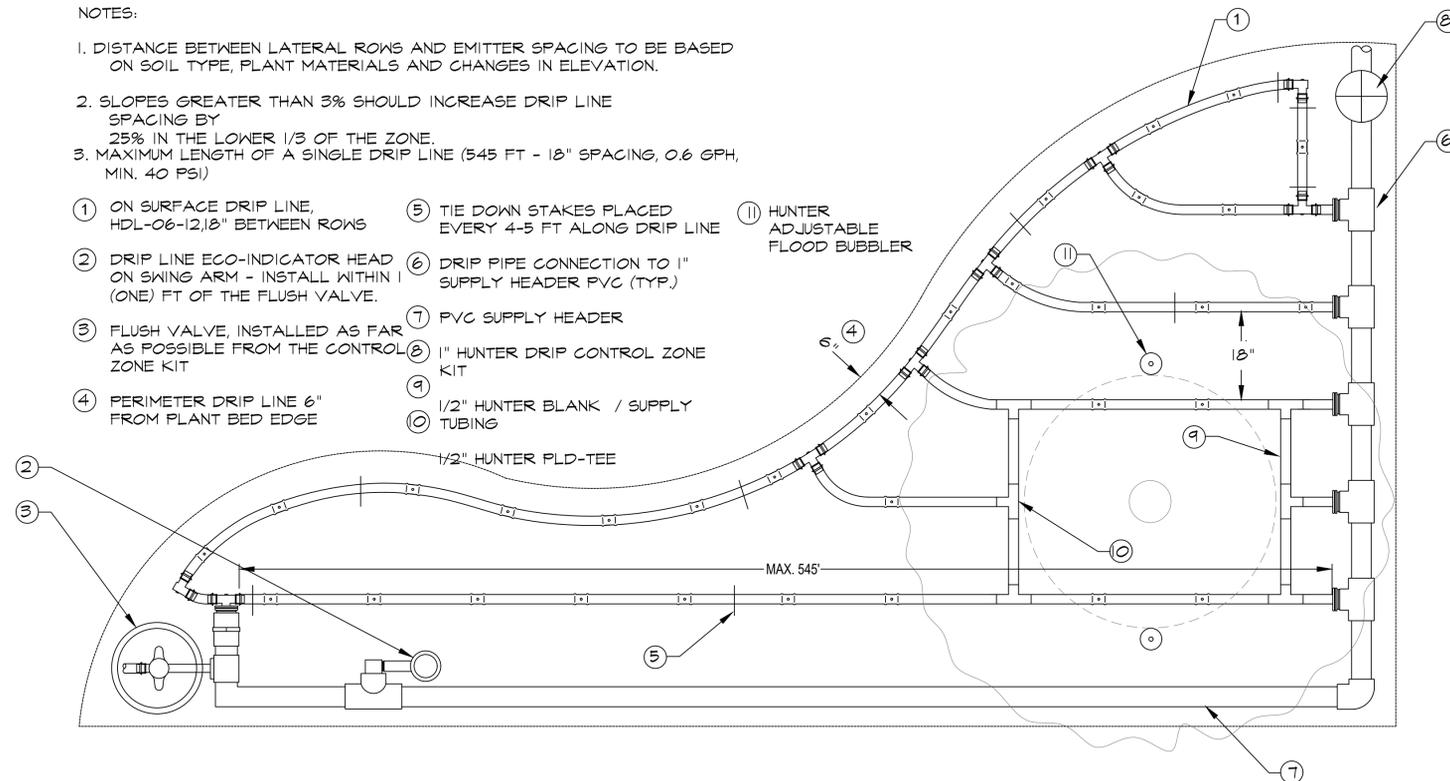
AT GRADE DRIP LINE END FEED LAYOUT- IRREGULAR AREA (PLANTER BEDS)

(N.T.S.)

NOTES:

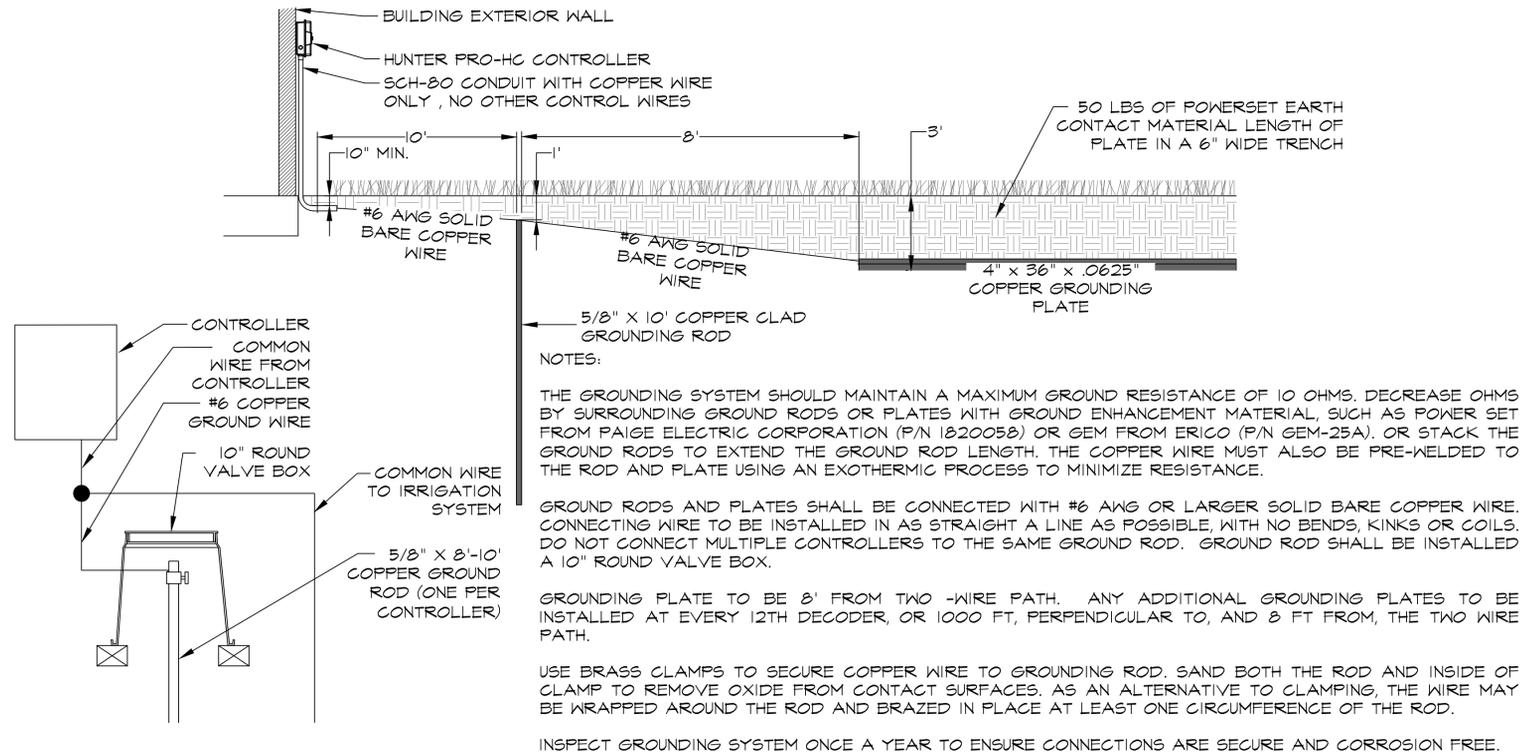
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION.
2. SLOPES GREATER THAN 3% SHOULD INCREASE DRIP LINE SPACING BY 25% IN THE LOWER 1/3 OF THE ZONE.
3. MAXIMUM LENGTH OF A SINGLE DRIP LINE (545 FT - 18" SPACING, 0.6 GPH, MIN. 40 PSI)

- | | | |
|---|---|-----------------------------------|
| ① ON SURFACE DRIP LINE, HDL-06-12, 18" BETWEEN ROWS | ⑤ TIE DOWN STAKES PLACED EVERY 4-5 FT ALONG DRIP LINE | ⑪ HUNTER ADJUSTABLE FLOOD BUBBLER |
| ② DRIP LINE ECO-INDICATOR HEAD ON SWING ARM - INSTALL WITHIN 1 (ONE) FT OF THE FLUSH VALVE. | ⑥ DRIP PIPE CONNECTION TO 1" SUPPLY HEADER PVC (TYP.) | |
| ③ FLUSH VALVE, INSTALLED AS FAR AS POSSIBLE FROM THE CONTROL ZONE KIT | ⑦ PVC SUPPLY HEADER | |
| ④ PERIMETER DRIP LINE 6" FROM PLANT BED EDGE | ⑧ 1" HUNTER DRIP CONTROL ZONE KIT | |
| | ⑨ 1/2" HUNTER BLANK / SUPPLY TUBING | |
| | ⑩ 1/2" HUNTER PLD-TEE | |



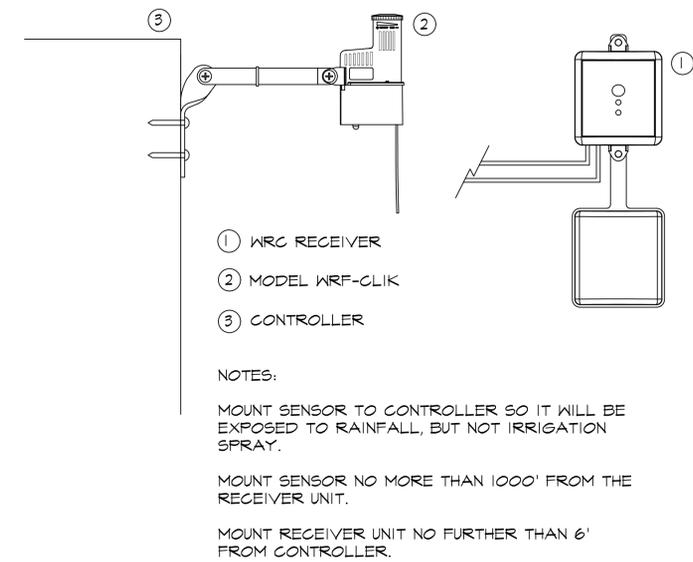
AT GRADE DRIP LINE END FEED LAYOUT- IRREGULAR AREA (PLANTER BEDS W / TREES)

(N.T.S.)



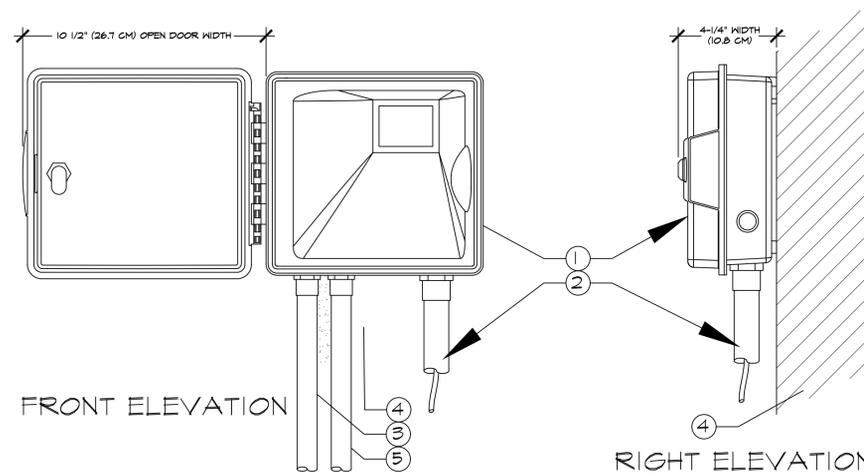
CONTROLLER GROUNDING - PLATE LAYOUT

(N.T.S.)



WIRELESS RAIN / FREEZE SENSOR

(N.T.S.)



PRO-HC CONTROLLER WALL MOUNT, STAINLESS STEEL

(N.T.S.)

LEGEND:

- ① IRRIGATION CONTROLLER (PRO-HC) PER PLAN
- ② IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
- ③ ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
- ④ ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN
- ⑤ SCH-80 CONDUIT WITH #6 AWG SOLID BARE COPPER WIRE FOR GROUNDING.

NOTE
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL, CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE

BENNY & LYDIA KIM DESIGN

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Phone: (206) 384-3317
Email: bennykimdesign@outlook.com



LEE'S APARTMENT

19807 68TH AVE W
LYNNWOOD WA 98036

IRRIGATION
DETAILS

FILE 22109

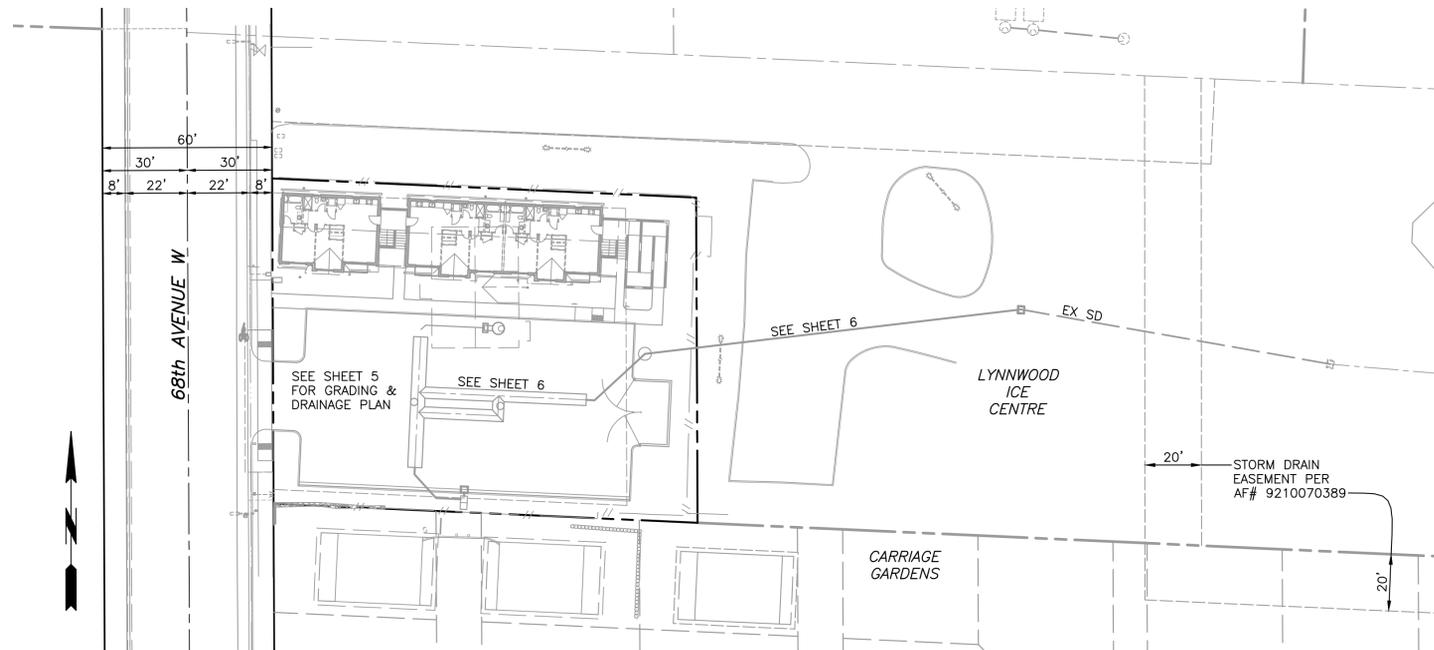
L2.5

LEE'S APARTMENTS

19807 - 68th AVENUE W
PARCEL #27042000100100



VICINITY MAP
1" = 2000'



KEY MAP
1" = 30'

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THAT THE LOCATION, SIZE OR MATERIAL ARE ACCURATE. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES WHERE CROSSINGS, INTERFERENCES OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATING FOR ANY PIPE OR STRUCTURE TO DETERMINE ACTUAL LOCATION, SIZE AND MATERIAL. THE CONTRACTOR SHALL PROVIDE APPROPRIATE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ONE-CALL AT 8-1-1 (WASHINGTON 811.COM) FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

PROJECT PARTICIPANTS

OWNER
BENNY & LYDIA KIM
19807 68TH AVE W.
LYNNWOOD, WA 98036

CIVIL ENGINEER
HEEGLER ENGINEERING
5829 - 203rd ST SW
LYNNWOOD, WA 98036
PHONE: (425) 361-0232

SURVEYOR
PLOG ENGINEERING, PLLC
P.O. BOX 412
RAVENSDALE, WA 98051
PHONE: (206) 420-7130

UTILITY PROVIDERS

ELECTRICITY
SNOHOMISH COUNTY P.U.D.
21018 HWY 99
EDMONDS, WA 98026
PHONE: (877) 783-1000
CONTACT: VAL BUZUNOV

WATER & SEWER
CITY OF LYNNWOOD
19100 - 44th AVENUE W
LYNNWOOD, WA 98036
PHONE: (425) 670-5170

GAS
PUGET SOUND ENERGY
10606 NE 4th STREET
BELLEVUE, WA 98009
PHONE: (888) 225-5773

CATV
COMCAST
PHONE: (800) 934-6489

TELEPHONE
CENTURYLINK
PHONE: (800) 573-1311

LEGAL DESCRIPTION

THE SOUTH 114.42 FEET OF THE NORTH 164.42 FEET OF THE WEST 180 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON; EXCEPT THE WEST 30 FEET THEREOF; AND EXCEPT ANY PORTION THEREOF LYING WITHIN 68TH AVENUE WEST.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

BENCH MARK & VERTICAL DATUM

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE ESTABLISHED USING THE RTK GPS AND CONFIRMED WITH CITY OF LYNNWOOD BENCH MARK BM76 LOCATED ON THE TOP OF SW ANCHOR BOLT OF TRAFFIC LIGHT STANDARD AT THE NE CORNER OF THE INTERSECTION OF 196th ST SW & 68th AVE W, ELEV=447.38

VERTICAL DATUM & BASIS OF BEARINGS

BEARINGS AND COORDINATES USED FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) WASHINGTON NORTH ZONE AND WERE ESTABLISHED USING RTK GPS UTILIZING THE SMARTNET REFERENCE NETWORK.

SHEET INDEX

SHEET	TITLE
1	VICINITY MAP, SHEET INDEX, PROJECT OWNER & CONSULTANTS, UTILITY CONTACTS, LEGAL DESCRIPTION, BENCH MARK & BASIS OF BEARINGS, EARTHWORKS
2	NOTES, ABBREVIATIONS & LEGEND
3	TEMP EROSION/SEDIMENTATION CONTROL & DEMOLITION PLAN
4	TEMPORARY EROSION/SEDIMENTATION CONTROL STANDARD PLANS
5	GRADING & DRAINAGE PLAN
6	STORM DRAIN PLAN & PROFILE
7	DETAILS & TYPICAL SECTIONS
8	DETENTION TANK DETAILS
9	DETENTION TANK & STANDARD DETAILS
10	STANDARD DETAILS
11	SEWER & WATER PLAN



Know what's below.
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AT LEAST TWO DAYS
BEFORE YOU DIG
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UTILITIES UNDERGROUND LOCATION CENTER

NO.	DATE	REVISIONS	BY	APVD	DATE	SCALE	JOB#	DRAWN BY	APPROVED	SHEET
					NOV 2021		21016			1 OF 11

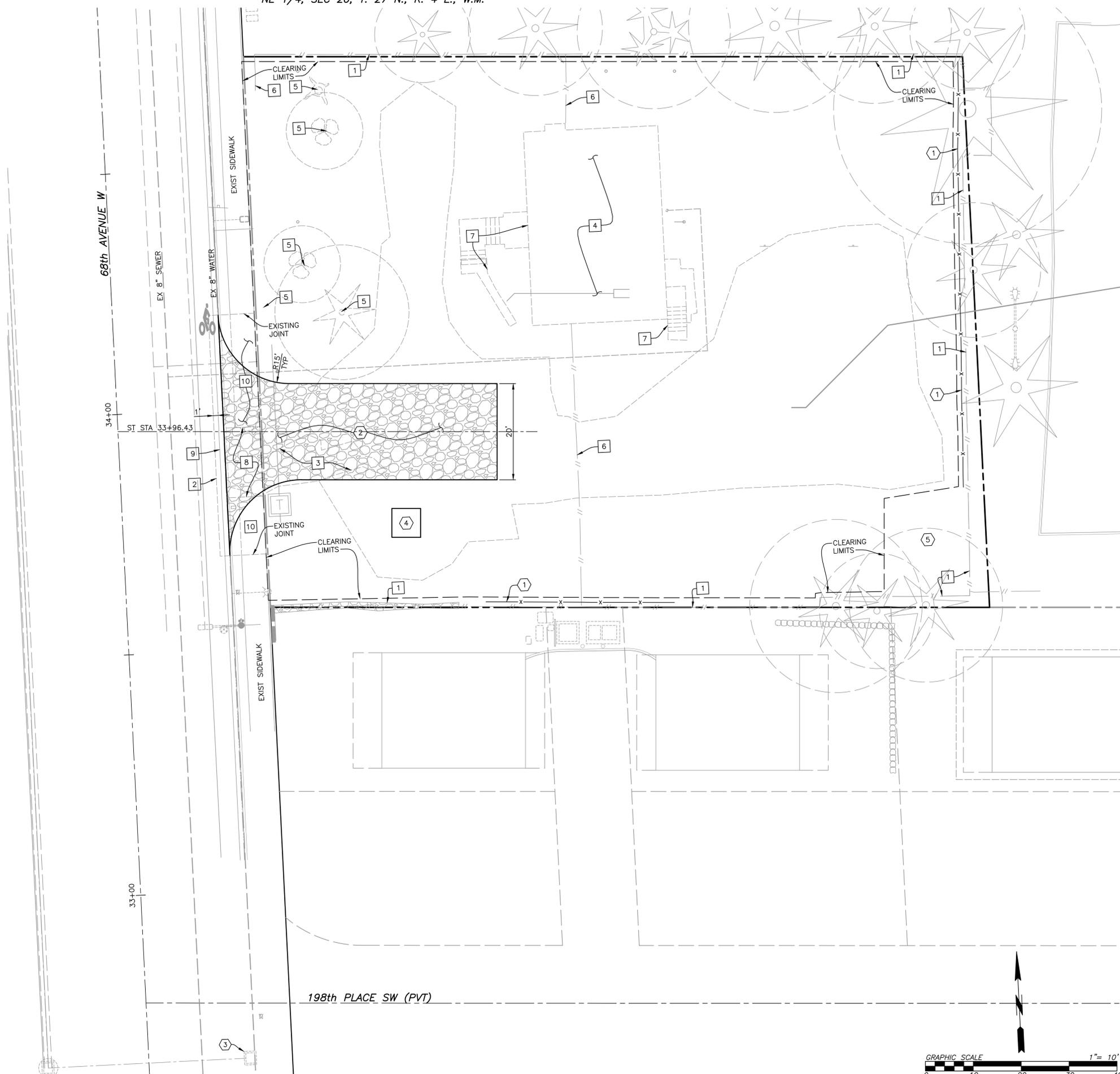
LEE'S APARTMENTS
PARTICIPANTS, SHEET INDEX,
VICINITY MAP, INDEX MAP,
LEGAL DESCRIPTION, BENCH
MARK & DATUM, UTILITY
PROVIDERS

CLIENT:
BENNY & LYDIA KIM
19807 - 68th AVE W
LYNNWOOD, WA 98036
(206) 384-3317

PROJECT:
LEE'S APARTMENT
19807 - 68th AVE W
LYNNWOOD, WA 98036



HEEGLER ENGINEERING, P.S.
5829 - 203rd Street SW
Lynnwood, WA 98036
Phone: (425) 361-0232



DEMOLITION NOTES

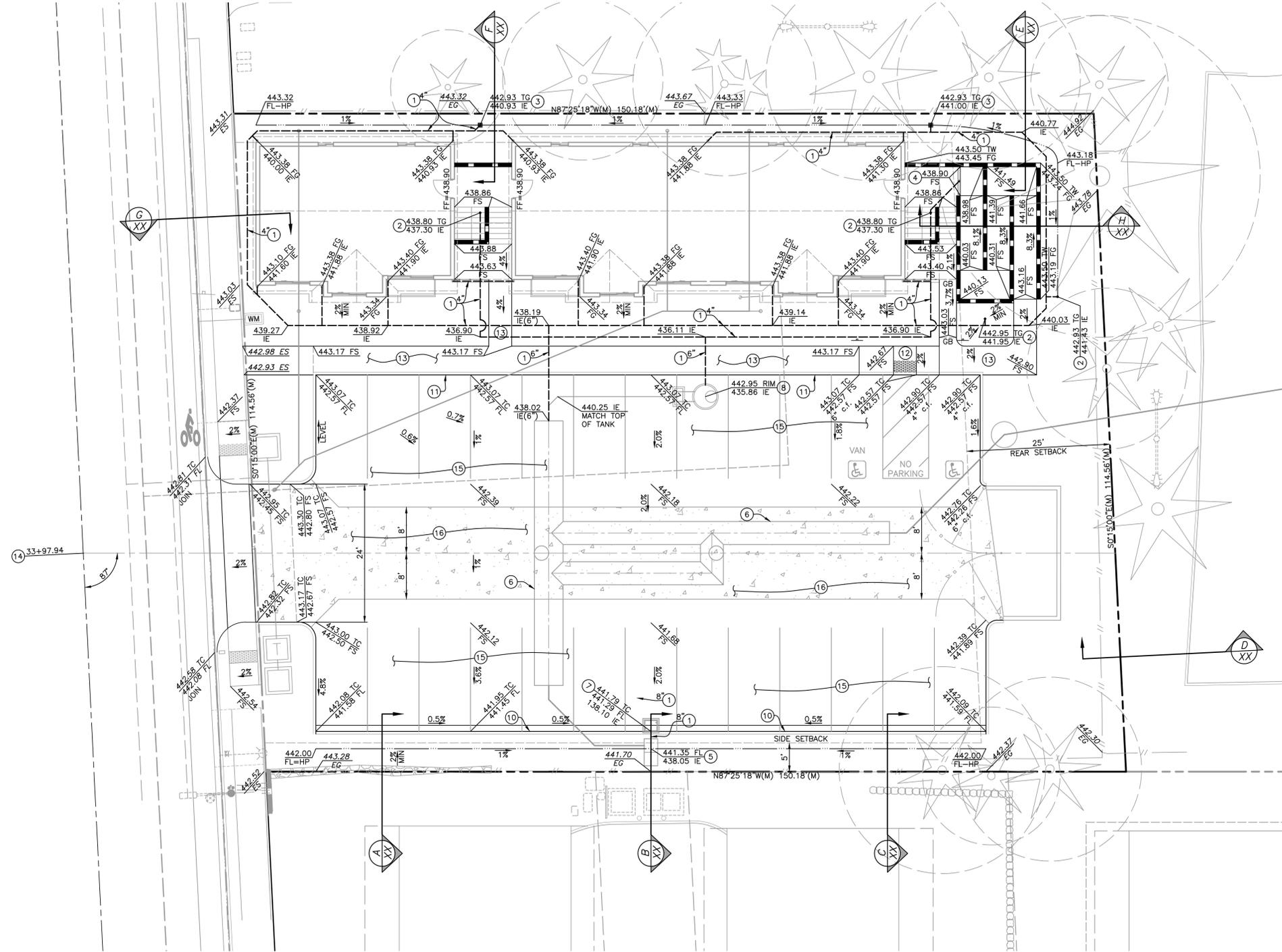
1. PROTECT INDICATED ITEM IN PLACE.
2. SAW CUT PAVEMENT FULL DEPTH.
3. REMOVE EXISTING AC PAVEMENT.
4. REMOVE EXISTING HOUSE.
5. REMOVE TREE OR STUMP.
6. REMOVE EXISTING WOOD FENCE.
7. REMOVE EXISTING STAIRS.
8. REMOVE EXISTING DRIVEWAY.
9. REMOVE EXISTING CURB & GUTTER.
10. REMOVE FLATWORK & MISCELLANEOUS ITEMS.

EROSION CONTROL NOTES

1. PROVIDE & INSTALL SILT FENCE PER COL DWG #STD2-5, SHEET 4.
2. INSTALL TEMPORARY CONSTRUCTION ENTRANCE PER COL DWG #STD2-9, SHEET 4. L=5'
3. INSTALL STORM INLET PROTECTION PER WSDOT STD PLAN I-40.20-00, SHEET 4. APPLY INLETS AS CONSTRUCTED.
4. CONCRETE WASHOUT SITE: METAL WASHOUT PAN OR PIT PER SMMWW FIGURE II-3.7, SP
5. SOIL STOCKPILE AREA.

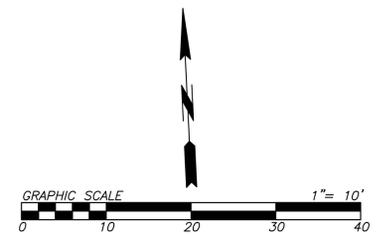


PREPARED BY HEGLER ENGINEERING, P.S. 5829 - 203rd Street SW Lynnwood, WA 98036 Phone: (425) 361-0232	PROJECT: LEE'S APARTMENT 19807 - 68th AVE W LYNNWOOD, WA 98036	CLIENT: BENNY & LYDIA KIM 19807 - 68th AVE W LYNNWOOD, WA 98036 (206) 384-3317	REVISIONS NO. DATE	BY APVD DATE	SCALE JOB# DRAWN BY APPROVED SHEET
LEE'S APARTMENTS TEMPORARY EROSION CONTROL AND DEMOLITION PLAN					
22 Nov 2021 Drawing Name: L:\Scott Temp\Hegler\Asstey\NE\2016\Eng\Final Plans\Fine_Gradng\03_21016H_c01.dwg Last Opened: Nov 22, 2021 - 7:39am by scott					

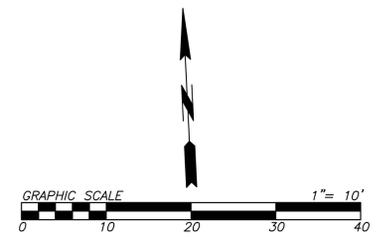
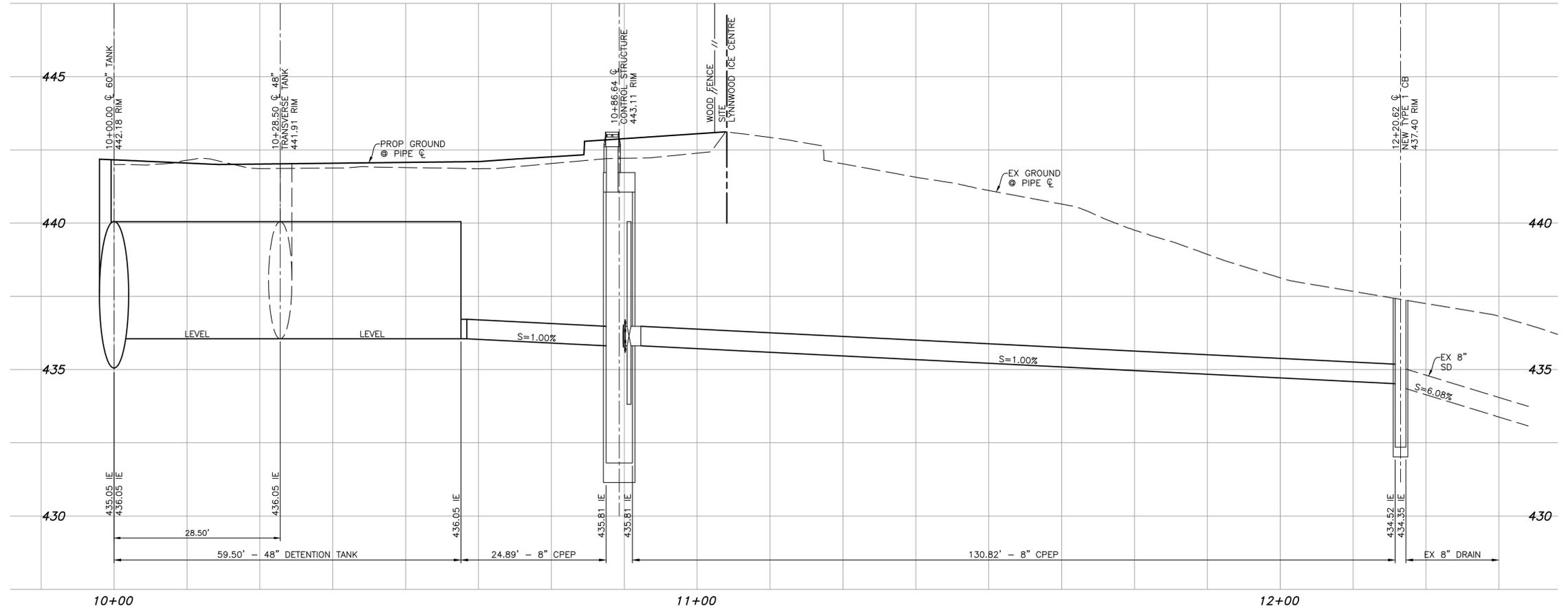
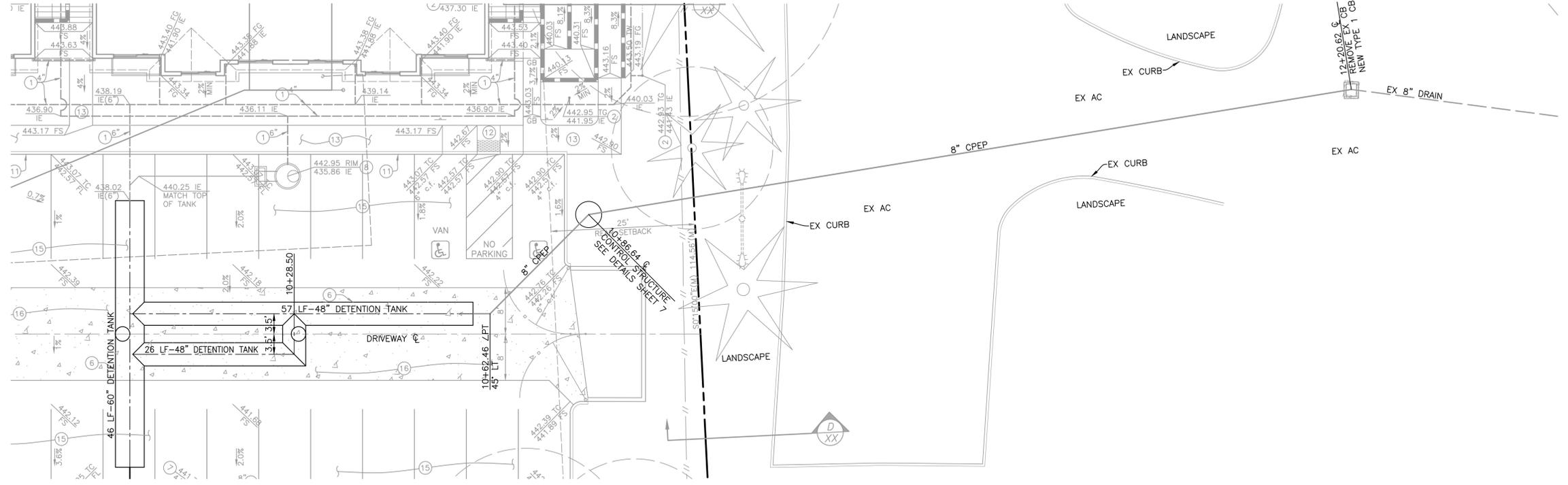


CONSTRUCTION NOTES

1. INSTALL PVC OR HDPE PIPE w/ WATER TIGHT JOINTS & FITTINGS AT 2% MIN SLOPE. SIZE PER PLAN.
2. INSTALL AREA DRAIN BY NDS. 4" ATRIUM GRATE, PART #75, IN LANDSCAPE; 4" ROUND GRATE, PART #13, IN HARDSCAPE & TURF.
3. INSTALL AREA DRAIN BY NDS. 9" ATRIUM GRATE, PART #981.
4. INSTALL 4" NDS SPEE-D CHANNEL DRAIN, OR EQUAL.
5. INSTALL CONTECH STORMFILTER 1—CARTRIDGE CB, 18" DEEP w/ xx FILTER MEDIUM, PER MANUFACTURER'S SPECIFICATIONS. SEE DETAIL SHEET XX.
6. INSTALL CONTECH DETENTION GALLERY PER MANUFACTURER'S SPECIFICATIONS. SEE DETAILS SHEETS 8 & 9.
7. INSTALL TYPE 1 CB PER COL DWG #STD4-2.
8. INSTALL TYPE 2 CB PER COL DWG #STD4-4 w/ COVER PER COL DWG #STD6-6.
9. INSTALL CONTROL STRUCTURE PER DETAILS SHEET 7.
10. CONSTRUCT CONCRETE CURB & GUTTER PER COL DWG #STD3-6.
11. CONSTRUCT CEMENT CONCRETE TRAFFIC CURB PER WSDOT STD PLAN F-10.12-04.
12. CONSTRUCT TYPE C CURB RAMP PER COL DWG #STD3-15.
13. CONSTRUCT SIDEWALK PER DETAIL SHEET 9.
14. CONSTRUCT AT-GRADE DRIVEWAY PER COL DWG #STD3-12C.
15. CONSTRUCT ASPHALT PAVEMENT PER DETAIL SHEET 7.
16. CONSTRUCT CONCRETE PAVEMENT PER DETAIL SHEET 7.
17. CONSTRUCT DRYWELL FOR FOOTING DRAINS.



PREPARED BY HUEGLER ENGINEERING, P.S. 5829 - 203rd Street SW Lynnwood, WA 98036 Phone: (425) 361-0232	PROJECT: LEE'S APARTMENT 19807 - 68th AVE W LYNNWOOD, WA 98036	CLIENT: BENNY & LYDIA KIM 19807 - 68th AVE W LYNNWOOD, WA 98036 (206) 384-3317	REVISIONS NO. DATE	BY APVD DATE SCALE JOB# DRAWN BY APPROVED SHEET	NOV 2021 21016 SH SH 5 OF 11
				DATE	NO. DATE



NO.	DATE	REVISIONS	BY	APVD	DATE
			SCALE		NOV 2021
			JOB#	21016	
			DRAWN BY	SH	
			APPROVED	SH	
					SHEET 6 OF 11

LEE'S APARTMENTS
STROM DRAIN & DETENTION PLAN

CLIENT:
 BENNY & LYDIA KIM
 19807 - 68th AVE W
 LYNNWOOD, WA 98036
 (206) 384-3317

PROJECT:
 LEE'S APARTMENT
 19807 - 68th AVE W
 LYNNWOOD, WA 98036

PREPARED BY:
HEFFLER ENGINEERING, P.S.
 5829 - 203rd Street SW
 Lynnwood, WA 98036
 Phone: (425) 361-0232

Drawing Name: L:\Scott\hepp\Hepp\Asstey\NE 1/4 2016 Epc\Final Plots\Fine_Gradng\06_21016H_001.dwg
 Last Opened: Nov 22, 2021 - 7:41am by scott

TYPE C CURB RAMP

DRAWING NUMBER: STD3-15
SCALE: NONE
REVISION DATE: 03/14
DEPARTMENT: PW

NOTES:
 1. RAMP TEXTURING SHALL BE A BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAVEL.
 2. FULL DEPTH EXPANSION JOINT.
 3. NO LIP AT GUTTER LINE.
 4. CURB RAMP SHALL NOT BE POURED INTEGRAL WITH SIDEWALK AND SHALL BE ISOLATED BY EXPANSION JOINT MATERIAL ON ALL SIDES.
 5. TRUNCATED DOME PER ADA STANDARDS. TRUNCATED DOMES SHALL BE NON-CONCRETE, POLYMER COMPOSITE, CAST IN PLACE UNITS COMPLIANT WITH ADA STANDARDS. COLOR SHALL BE UNIFORMLY INTEGRAL THROUGHOUT THE CROSS SECTION AND CONTRASTING COLOR WITH ADJACENT SIDEWALK SURFACES PER ADA STANDARDS. SUBMIT SAMPLE TO CITY FOR APPROVAL PRIOR TO INSTALLATION.
 6. FOUR CURB SEPARATE FROM SIDEWALK POUR.
 7. RAMP LENGTH VARIES WITH A MINIMUM OF 6' AND SHALL BE CALCULATED BASED ON A RAMP SLOPE WHICH DOES NOT EXCEED 8.3%. THE CURB RAMP MAX SLOPE SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAXIMUM LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE AS FLAT AS FEASIBLE.

MULTI ORIFICE FLOW CONTROL

DRAWING NUMBER: STD4-14
SCALE: NONE
REVISION DATE: 12/06
DEPARTMENT: PW

Notes:
 1. Pipe sizes and slopes - per plans.
 2. The pipe supports and the restrictor/separators shall be constructed of the same material and be anchored at a maximum spacing of 36 inches. Attach the pipe supports to the manhole with 5/8 inch stainless steel expansion bolts or embed the supports into the manhole.
 3. The vertical riser stem of the restrictor/separator shall be the same diameter as the horizontal outlet pipe with a minimum diameter of 8 inches.
 4. The flow restrictor/separators shall be fabricated from one of the following materials:
 0.064 inch Corrugated Aluminum Alloy Drain Pipe
 0.064 inch Corrugated Galvanized Steel Drain Pipe with Treatment 1
 0.064 inch Corrugated Aluminum Steel Drain Pipe
 0.060 inch Aluminum alloy flat sheet, in accordance with ASTM B 209M, 5052 H32 or EPS High Density Polyethylene Storm Sewer Pipe
 5. The frame and ladder or steps are to be offset so that the shear gate is visible from the top; the climb down space is clear of the riser and gate; the frame is clear of the curb.
 6. The multi orifice elbows may be located as shown, or all placed on one side of the riser to assure ladder clearance. The size of the elbows and their placement shall be specified in the plans.
 7. Restrictor plate with orifice as specified in the plans. Omit plate if for oil pollution control only. The opening is to be cut round and smooth.
 8. The shear gate shall be comprised of the following:
 * Constructed of aluminum alloy in accordance with ASTM B 26M and ASTM B 275, designation ZG32A; or cast iron in accordance with ASTM A 48, Class 30B.
 * The lift handle shall be made of a similar metal to the gate (to prevent galvanic corrosion), it may be of solid rod or hollow tubing, with adjustable hook as required.
 * A neoprene rubber gasket is required between the riser mounting flange and the gate flange.
 * Install the gate so that the level line mark is level when the gate is closed.
 * The mating surfaces of the lid and the body shall be machined for proper fit.
 * All shear gate bolts shall be stainless steel.
 9. The shear gate maximum opening shall be controlled by limited hinge movement, a stop tab, or some other device.
 10. Alternate shear gate designs are acceptable, if material specifications are met and flange bolt pattern matches.
 11. Outlet coupling to existing pipes or to dissimilar pipe types per direction by City of Lynnwood.
 12. Installation to meet WSDOT standards for type II installation.

1 1/2" & 2" METERED WATER SERVICE

DRAWING NUMBER: STD5-2
SCALE: NONE
REVISION DATE: 7/19
DEPARTMENT: PW

NOTES:
 1. ROMAC AND MUELLER DOUBLE STRAP SERVICE SADDLES WITH C.C. THREAD OR I.P. THREAD TO BE USED ON ALL MAINS.
 2. CORPORATION STOPS: 1 1/2" - FORD BALLCORP CORPORATION STOP #FB400 OR #FB500 (EQUAL MUELLER OR A.Y. McDONALD BRASS MAY BE SUBSTITUTED).
 3. PACK JOINT AND APPROPRIATE STAINLESS STEEL STIFFENER OR COMPRESSION FITTING WITH 1/8 OR 1/4 BEND AS REQUIRED.
 4. COPPER TUBING TYPE K, 2 INCHES OF SAND BEDDING BELOW, 6 INCHES OF SAND ABOVE, CONTINUOUS UNBROKEN LENGTH FROM MAIN TO METER SETTER WITH 1 FOOT OF SLACK LOOP.
 5. METER SETTERS: 1 1/2" - FORD #VBH86-12B-11-66
 2" - FORD #VBH87-12B-11-77
 VERTICAL IN - VERTICAL OUT WITH BYPASS.
 6. METERS SHALL BE INSTALLED BY THE CITY WATER DIVISION AT OWNERS EXPENSE.
 7. METER BOXES SHALL BE: FOGTITE NO. 3 METER BOX. CONCRETE LID WITH DROP-IN INSPECTION PLATE IN NON-TRAFFIC AREAS. 3/8" THICK STEEL TRAFFIC LID IN TRAFFIC AREAS SET BOTTOM OF LOWER BOX BELOW BYPASS.
 8. COPPER TYPE K, PEX OR POLYETHYLENE LINE; A COPPER TRACER WIRE IS REQUIRED FOR NON-METALLIC PIPE.
 PRIVATE LINE INSTALLATION SHALL COMPLY WITH 7-15.3 OF THE 1998 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.

TYPICAL SIDE SEWER CONNECTION

DRAWING NUMBER: STD6-2
SCALE: NONE
REVISION DATE: 06/17
DEPARTMENT: PW

NOTES:
 1. PVC SIDE SEWER CONNECTIONS TO NEW MAINS SHALL BE FACTORY TEES.
 2. TYPE A SHALL BE USED ONLY WHEN MAIN DEPTH EXCEEDS 15 FEET AND AS APPROVED BY THE CITY.
 3. CLEAN-OUTS IN PAVED AREAS REQUIRE A CAST IRON LOCKING RING AND COVER. SEE STANDARD PLAN 6-3 FOR CLEAN-OUTS.
 4. SIDE SEWERS SHALL BE TESTED IN ACCORDANCE WITH THE CURRENT WSDOT STANDARD SPECIFICATIONS.

SEWER BACKWATER VALVE

DRAWING NUMBER: STD6-5
SCALE: NONE
REVISION DATE: 03/17
DEPARTMENT: PW

RECOMMENDED ANNUAL MAINTENANCE:
 1. REMOVE SPIN-OFF COVER.
 2. INSPECT FLAPPER DISC RUBBER FOR TEARS OR DETRIORATION. GASKET SHOULD BE COMPLETE. REPLACE TORN OR WORN OUT GASKET WITH A NEW GASKET.
 3. RINSE INSIDE OF VALVE THOROUGHLY FOR INSPECTION.
 4. CHECK HINGE-DISC ASSEMBLY FOR WEAR OR TIGHTNESS.
 5. VISUALLY CHECK FLAPPER DISC ALIGNMENT. IT SHOULD MAKE FULL CONTACT UPON CLOSURE. REPLACE COVER AFTER INSPECTION AND MAINTENANCE.
 6. ANNUAL MAINTENANCE RECOMMENDED FOR BEST PERFORMANCE TO ELIMINATE ACCIDENTAL BACK-UPS FROM MAIN THROUGH LATERAL CONNECTION.
 7. USE FACILITIES SPARINGLY OR NOT AT ALL, IF POSSIBLE, DURING FLOOD OR HEAVY RAIN EVENTS TO HELP PREVENT BACK-UPS.
 8. BACKWATER VALVE SHALL BE INSTALLED ADJACENT TO THE EXTERIOR FOUNDATION WALL, AND FOLLOWED DIRECTLY DOWN STREAM BY A WYE CLEAN OUT OF EQUAL SIZE.
 9. 8-INCH VALVES MAY BE INSTALLED IN A 48 INCH MINIMUM DIAMETER MANHOLE.

STORM MANHOLE COVER

DRAWING NUMBER: STD6-6
SCALE: NONE
REVISION DATE: 10/14
DEPARTMENT: PW

NOTES:
 1. STORM MANHOLE COVER SHALL BE EQUAL TO OLYMPIC FOUNDRY MH30 PART NO. 11-2948.
 2. THIS DETAIL FOR STORM MANHOLES IN RIGHT-OF-WAY ONLY. ALL OTHER MANHOLES SHALL ONLY BE MARKED "STORM".

NOV 2021
SCALE
JOB# 21016
DRAWN BY SH
APPROVED SH
SHEET 10 OF 11

REVISIONS

NO. DATE

LEE'S APARTMENTS
STANDARD DETAILS

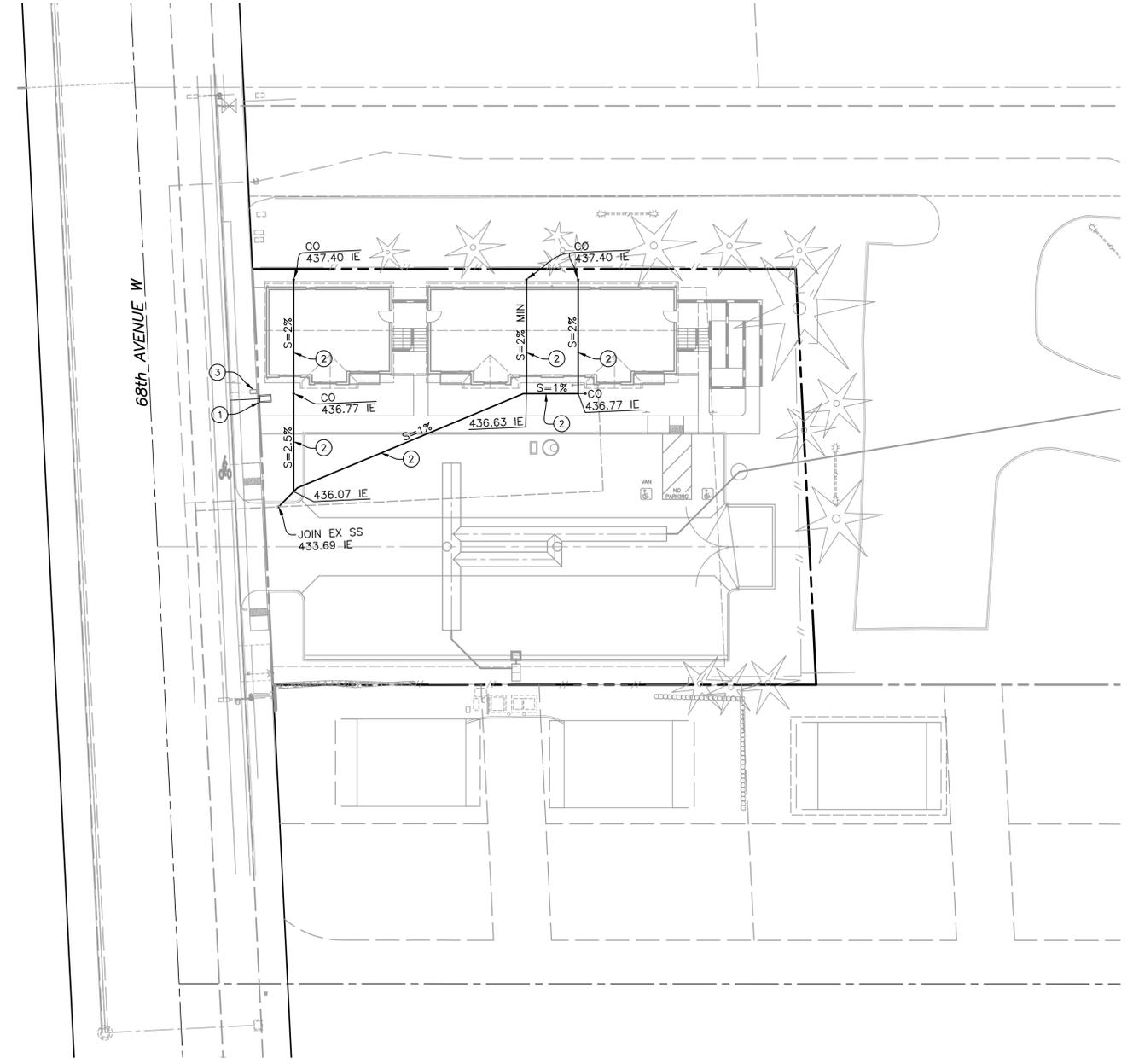
CLIENT: BENNY & LYDIA KIM
19807 - 68th AVE W
LYNNWOOD, WA 98036
(206) 384-3317

PROJECT: LEE'S APARTMENT
19807 - 68th AVE W
LYNNWOOD, WA 98036

22 Nov 2021

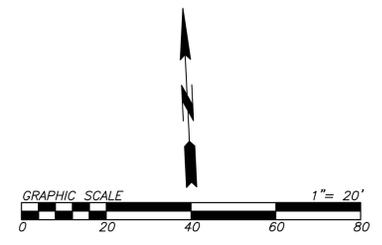
PREPARED BY: HIFGLER ENGINEERING, P.S.
5829 - 203rd Street SW
Lynnwood, WA 98036
Phone: (425) 361-0232

Drawing Name: L:\Scott Temp\Heslop\Asstey\NE 2016\Eng\Final Plots\Final Plots_01.dwg
Last Opened: Nov 22, 2021 - 12:39pm by scott



○ CONSTRUCTION NOTES

1. INSTALL 2" WATER SERVICE PER COL DWG #STD5-2.
2. INSTALL 4" PVC SDR35 SEWER PIPE & FITTINGS.
3. REMOVE EX METER & SERVICE TO MAIN.



NO.	DATE	REVISIONS	BY	APVD	DATE	NOV 2021
			SCALE			
			JOB#	21016		
			DRAWN BY	SH		
			APPROVED	SH		
			SHEET	11 OF 11		

<p>PROJECT:</p> <p>LEE'S APARTMENT 19807 - 68th AVE W LYNNWOOD, WA 98036</p>	<p>CLIENT:</p> <p>BENNY & LYDIA KIM 19807 - 68th AVE W LYNNWOOD, WA 98036 (206) 384-3317</p>
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<p>PREPARED BY</p> <p>HUEGLER ENGINEERING, P.S. 5829 - 203rd Street SW Lynnwood, WA 98036 Phone: (425) 361-0232</p>	<p>22 Nov 2021</p>
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ISSUED DATE:

PDR
DEC 1, 2021



BENNY & LYDIA KIM DESIGN
7415 LAKE BALLINGER WAY EDMONDS WA 98026
Phone: (206) 364-3317
Email: bennykimdesign@outlook.com



LEE'S APARTMENT

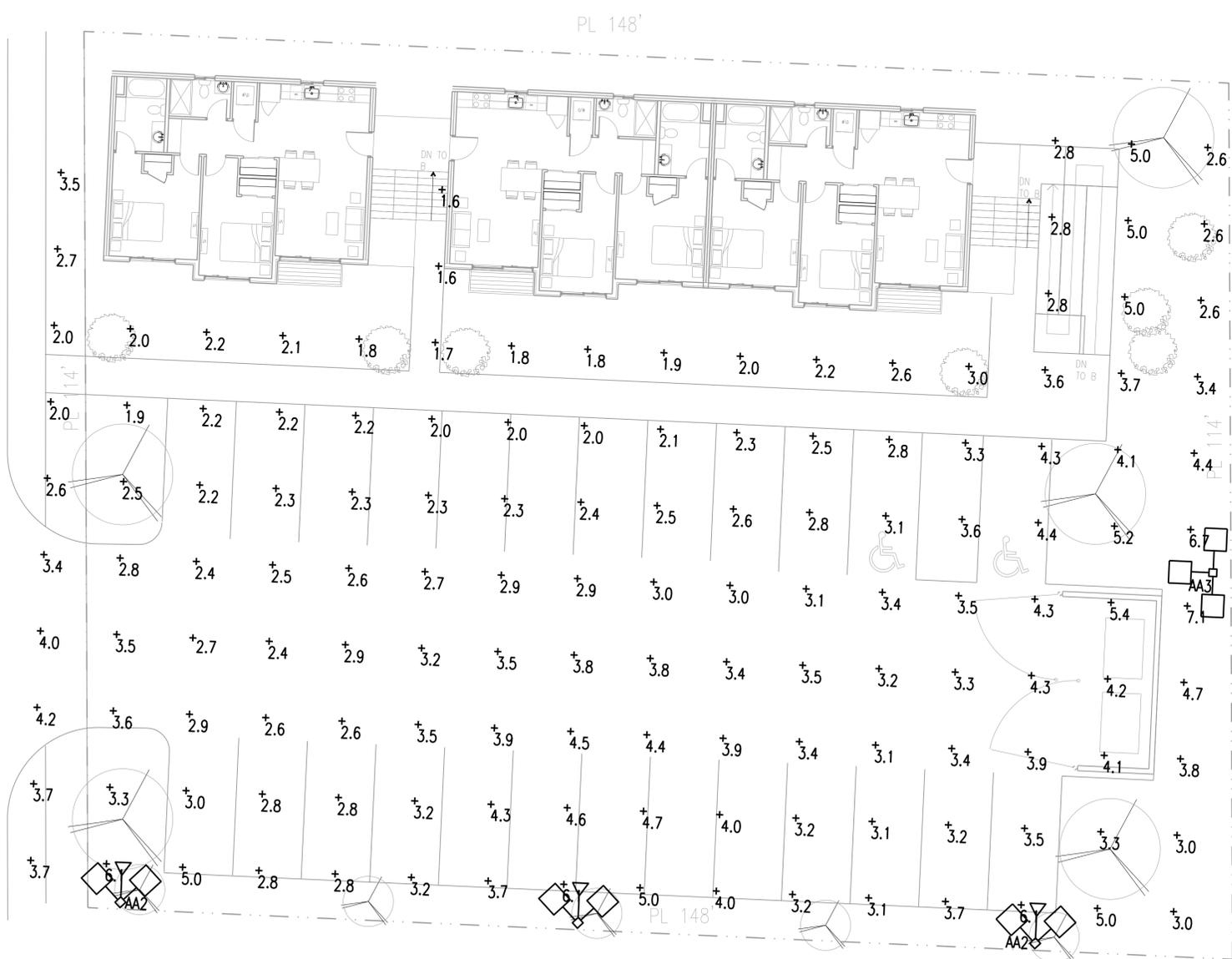
19807 68TH AVE W
LYNNWOOD WA 98036

LIGHTING PLAN

FILE 22109

L-0.1

68TH AVE W



A1 SITE LIGHTING PLAN
SCALE: 1"=10'-0"



LABEL	DESCRIPTION	POLE	LAMP	LUMENS	LLF	WATTS	TOTAL WATTS
AA2	KAD LED 40 C 1000 30K R3 MVOLT_DOUBLE	12 FT	LED	13865	0.950	141	282
AA3	KAD LED 40 C 1000 30K R3 MVOLT_TRIPLE	12 FT	LED	13865	0.950	141	423

**Lithonia KARD LED 40C 1000 30K R3 277 DNAXD
141W LED Contour Soft Square Retrofit Door Area
Light, 40 LEDs, 1000 mA, 3000K, Type III Distribution,
277V, Natural Aluminum Finish**



Model: LITHONIA-KARD-LED-101977

Usually Ships in 3-5 business days. Urgent Project? Contact Us.

The Contour Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications. The KARD-LED retrofits any existing 100 - 400W metal halide or high pressure sodium KAD into a high-performance LED luminaire, while realizing typical energy savings up to 70% with expected service life up to 100,000 hours. The KARD-LED retrofit door simply replaces the existing KAD door containing the glass lens and installs in minutes.

Intended Use

The energy savings and long life of the KARD-LED area luminaire make it a reliable choice for illuminating streets, walkways, parking lots, and surrounding areas

Construction

Single-piece die-cast, aluminum housing with contoured edges has a 0.12" nominal wall thickness. Die-cast door frame is fully gasketed with one-piece tubular silicone

Optics

Precision-molded refractive acrylic lenses are available in four distributions. Light engines are available in standard 4000K or optional 3000K or 5000K (70 CRI) configurations.

Electrical

Light engine consists of high-efficacy LEDs mounted to a metal-core circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low (per ANSI/IEEE C62.41.2).



VIEW FROM 68TH AVE W



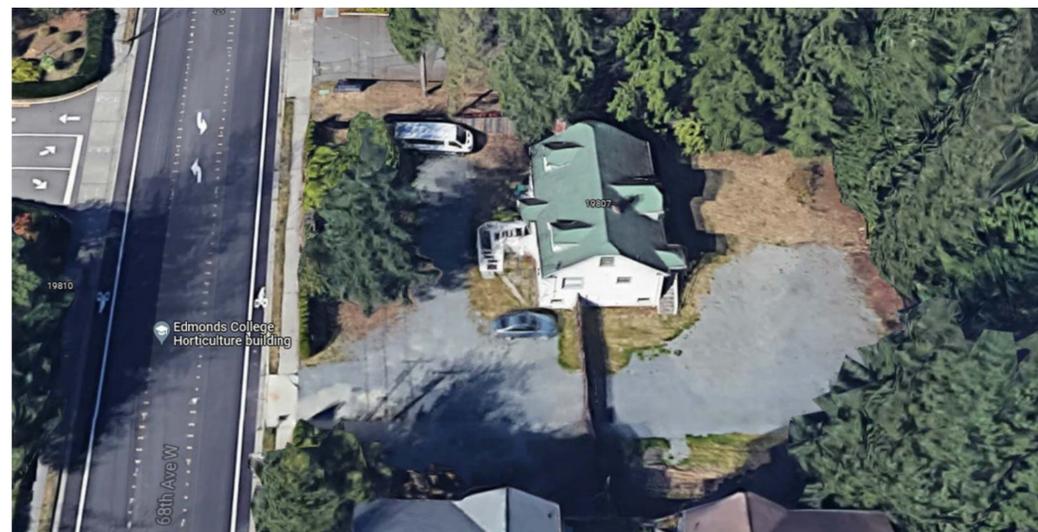
VIEW FROM 68TH AVE W



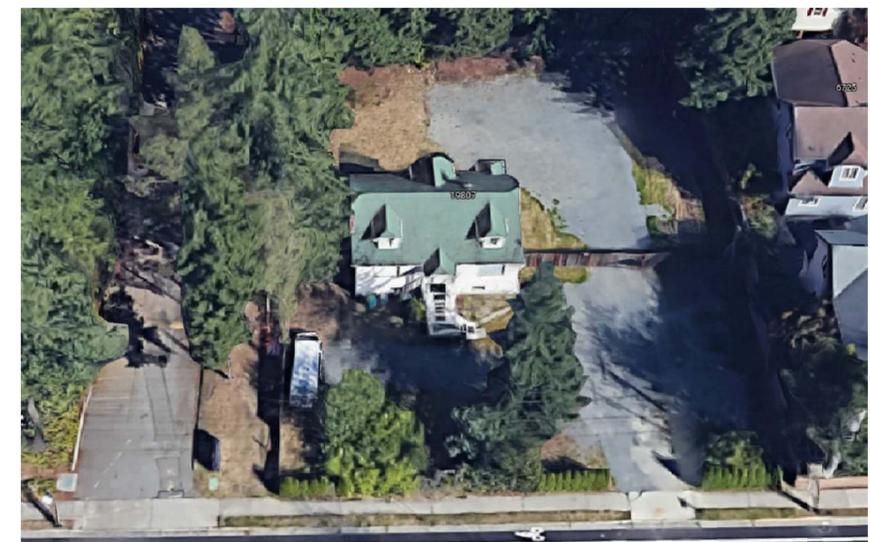
VIEW FROM 68TH AVE W



VIEW FROM NORTH



BIRD EYE VIEW FROM SOUTH



BIRD EYE VIEW FROM WEST

ISSUED DATE:

PDR
DEC 1, 2021



BENNY & LYDIA KIM DESIGN

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LEE'S APARTMENT

19807 68TH AVE W
LYNNWOOD WA 98036

SITE PHOTOS

FILE 22109

PH-0.1

Greenspace Recycled Plastic Bench (8' L)



Recycled Plank Outdoor
Trash Can w/ Flat Top Lid